



Development Review Division

Community Development Department: Town Hall / 20120 East Mainstreet Parker, CO 80138 Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Keith Fronczak, Boulder Associates
FROM: Ashley Chasez, Planner I
DATE: December 11, 2023
SUBJECT: Parker Point F1 L10 - Medical Office Building
Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Ashley Chasez

EMAIL: achasez@parkeronline.org

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

1. Please see the attached redlines for additional information.

Comment Addressed: ☐ Yes ☐ No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Construction Plans (Environmental)
- Town of Parker – Drainage Report
- Town of Parker – Traffic Impact Study
- Parker Water and Sanitation District
- CORE

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

Staff Comments 02
SP23-058
Parker Point F1 L10 - Medical Office Building
12/11/2023

Property Owner

Date

Project Representative

Date

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

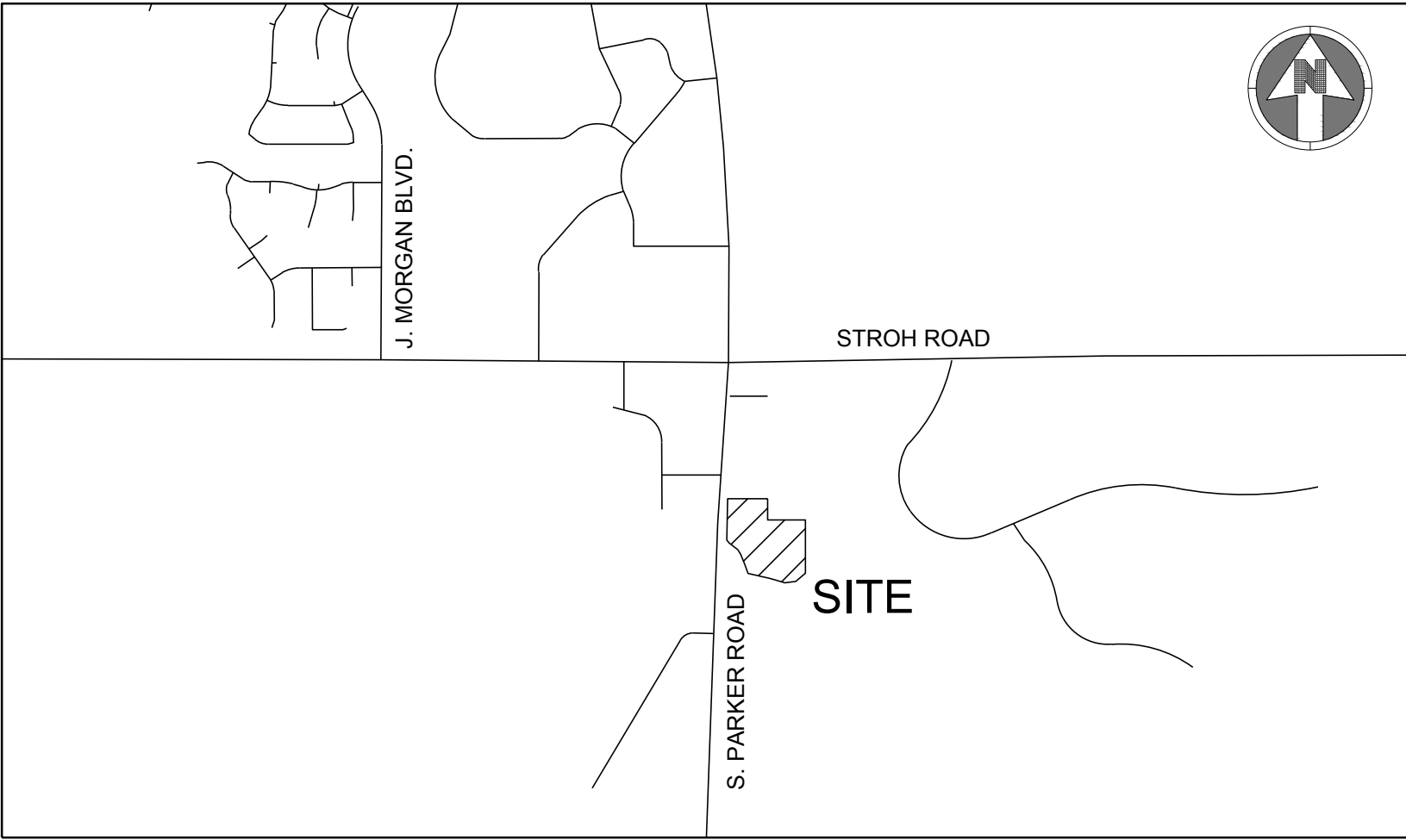
SITE STATISTICS

SITE STATISTICS				
ZONING		MC		
<u>LOT AREA</u>	<u>SF</u>	<u>ACREA</u>	<u>%OF TOTAL</u>	
GROSS	177,770	4.08	100%	
NET	177,770	4.08	100%	
<u>SITE DATA</u>	<u>SF</u>	<u>ACREA</u>	<u>%OF TOTAL</u>	
BUILDING AREA	16,141	0.37	9.07%	
HARDSCAPE AREA	63,220	1.45	35.54%	
LANDSCAPE AREA (REQ'D:15%)	98,409	2.26	55.39%	
TOTAL		177,770	4.08	100%

PARKING	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDING	29,788	1 /300 SF	100	121
ACCESSIBLE SPACES			9+3 VAN*	9+3 VAN
BICYCLE PARKING	29,788	2 PER 10,000 SF	3	8

SETBACK		
PROPERTY SIDE	REQUIRED	PROVIDED
NORTH	25'	107'
EAST	25'	279.28'
SOUTH	25'	60.45'
WEST	65' (MAX)	60.02'

Include counts of the different widths of spots in this table.



VICINITY MAP

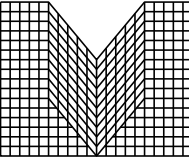
SCALE:1"=1,000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	SITE PLAN
04	LANDSCAPE COVER SHEET
05	LANDSCAPE PLAN
06	LANDSCAPE PLAN
07	TREE CONSERVATION PLAN
08	SITE DETAILS
09	PLANTING DETAILS
10	ARCHITECTURAL SITE PLAN
11	EXTERIOR ELEVATIONS
12	ELECTRICAL SITE PLAN
13	LIGHTING PHOTOMETRICS PLAN
14	LIGHTING CUT SHEETS & LUMINAIRE SCHEDULE



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



M I R O

S.A. MIRO INC.
CONSULTING ENGINEERS

4582 South Ulster Street
Suite 750, Denver, CO 80237
303-741-3737
www.samiro.com

PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7,8,9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

CONTACTS:

OWNER'S REPRESENTATIVE
MEDDEVELOPMENT, LLC
JOHN ALMEIDA
10800 FARLEY, SUITE 380
OVERLAND PARK, KS 66210
816-564-2393

ENGINEER
S.A. MIRO INC.
JASON CARR
4582 SOUTH ULSTER STREET
SUITE 750 DENVER, CO 80237
303-741-3737

SURVEYOR
ENGINEERING SERVICE COMPANY
CHARLES BECKSTROM
14190 E. EVANS AVENUE
AURORA, CO 80014
303-337-1393

PUBLIC UTILITIES:

SOUTH METRO FIRE DISTRICT
9195 E. MINERAL AVENUE
CENTENNIAL, CO 80112
P: (720) 989-2244

PARKER WATER & SANITATION DISTRICT
18100 WOODMAN ROAD
PARKER, CO 80134
P: (303) 841-4627

TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
P: (303) 840-9546

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

FIRE FLOW BLOCK

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1875 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 2 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2015 INTERNATIONAL FIRE CODE AND 2015 INTERNATIONAL BUILDING CODE

OCCUPANCY GROUPS: B

CONSTRUCTION TYPE: 2B

FIRE FLOW CALCULATION AREA: 29,788 SF
TOTAL BUILDING AREA: 29,788 SF

BUILDING IS TO BE CONSTRUCTED WITH AUTOMATED FIRE SPRINKLER SYSTEM (NFPA 13) SO FIRE FLOW REQUIREMENT HAS BEEN REDUCED BY 50%.

DATE

10/25/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

COVER SHEET

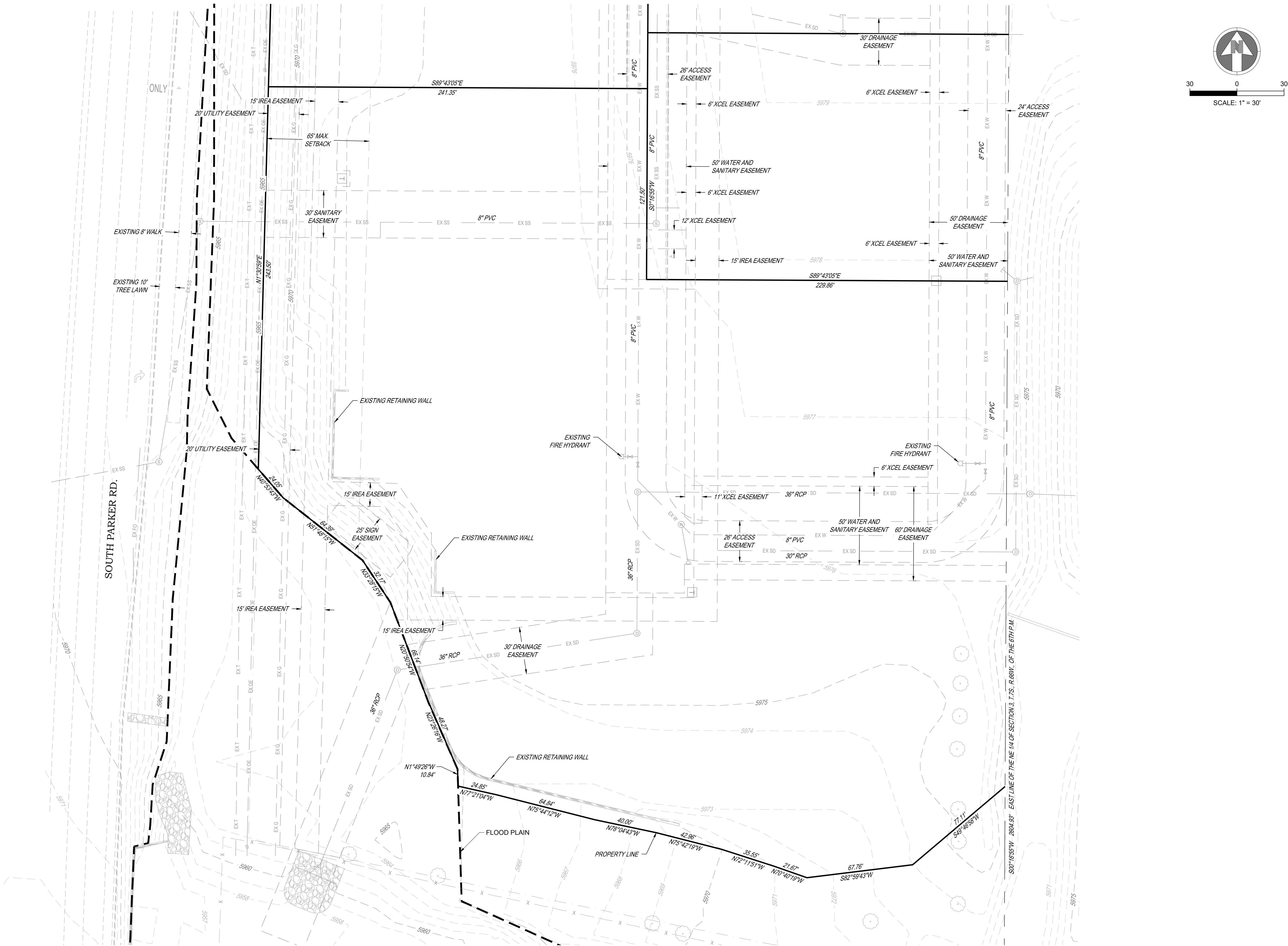
DRAWING NUMBER

01 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

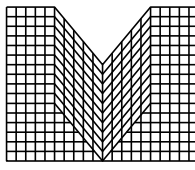
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DATE
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PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
EXISTING
CONDITIONS PLAN

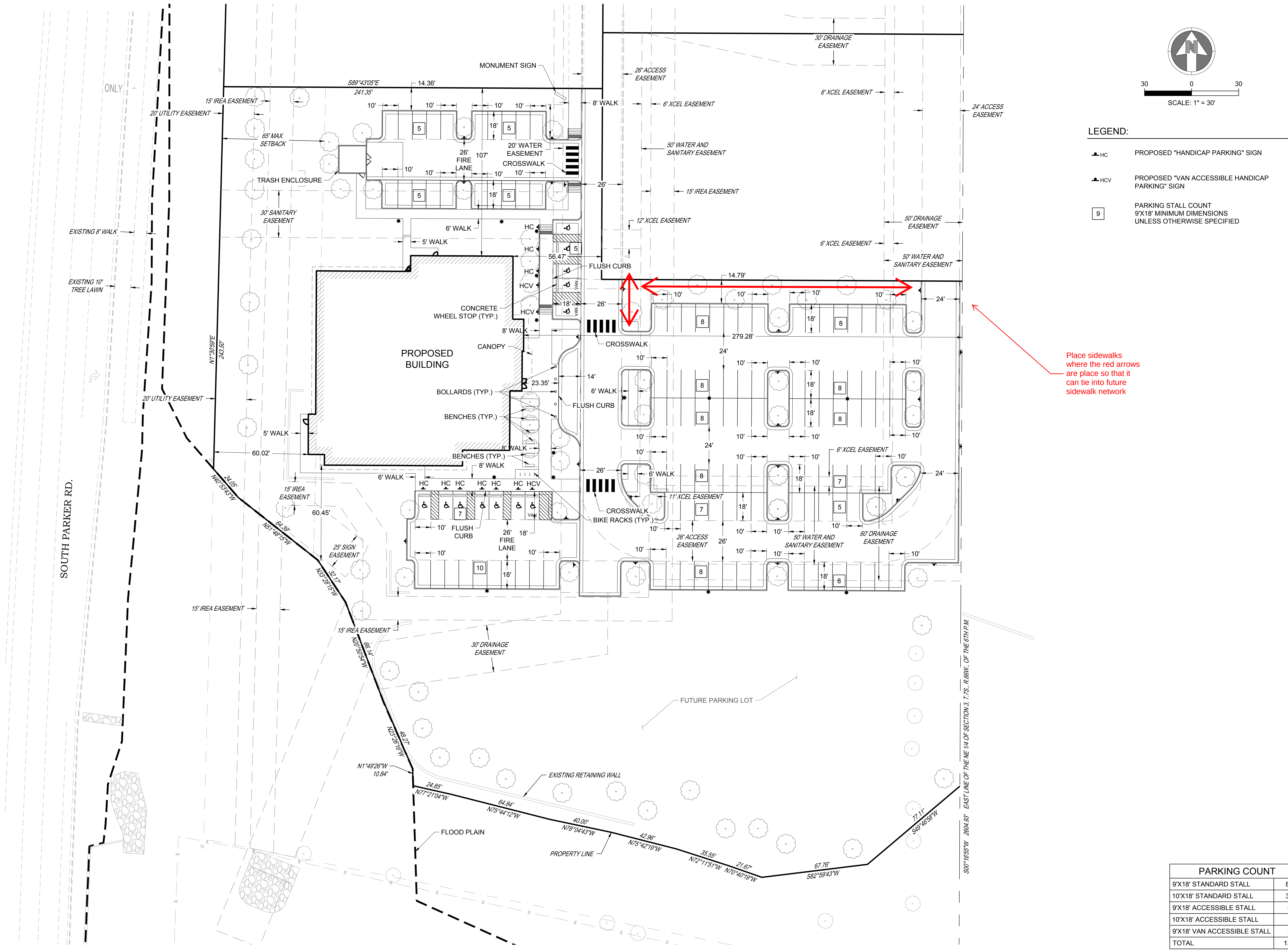
DRAWING NUMBER

02 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND:

- HC PROPOSED "HANDICAP PARKING" SIGN
- HCV PROPOSED "VAN ACCESSIBLE HANDICAP PARKING" SIGN
- 9 PARKING STALL COUNT
9'X18' MINIMUM DIMENSIONS
UNLESS OTHERWISE SPECIFIED

Place sidewalks
where the red arrows
are place so that it
can tie into future
sidewalk network

PARKING COUNT	
9'X18' STANDARD STALL	87
10'X18' STANDARD STALL	34
9'X18' ACCESSIBLE STALL	8
10'X18' ACCESSIBLE STALL	1
9'X18' VAN ACCESSIBLE STALL	3
TOTAL	133



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PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
SITE PLAN

DRAWING NUMBER

03 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH
DECIDUOUS SHADE TREES						
WCA	<i>Catalpa speciosa</i>	Western Catalpa	2.5" cal.	as shown	40-60'	30-50'
WHB	<i>Celtis reticulata</i>	Western Hackberry	2.5" cal.	as shown	60'	40'
SHL	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	2.5" cal.	as shown	50'	35'
KCT	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2.5" cal.	as shown	50-60'	40-50'
ENO	<i>Quercus robur</i>	English Oak	2.5" cal.	as shown	40-60'	40-60'
BRO	<i>Quercus macrocarpa</i>	Bur Oak	2.5" cal.	as shown	50-80'	50-80'
CKO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2.5" cal.	as shown	40 - 50'	40-50'
ACL	<i>Ulmus x 'Accolade'</i>	Accolade Elm	2.5" cal.	as shown	60 - 75'	35-45'
EVERGREEN TREES						
PPN	<i>Pinus ponderosa</i>	Ponderosa Pine	8'	as shown	40'	25'
VWP	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8'	as shown	20'	10'
ORNAMENTAL TREES						
ABS	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	2" cal.	as shown	15 - 20'	10'
ACH	<i>Prunus maackia</i>	Amur Chokecherry	2" cal.	as shown	20-30'	20-25'
EVERGREEN SHRUBS						
PMZ	<i>Arctostaphylos coloradoensis</i>	Panchito Manzanita	#5	4' o.c.	12-24"	4'
BFJ	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	#5	4' o.c.	12"	6'
SMP	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	#5	4' o.c.	3'	4'
DECIDUOUS SHRUBS						
SKS	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	#5	6' o.c.	6-12'	6-12'
MGY	<i>Cercocarpus montanus</i>	Mountain Mahogany	#5	6' o.c.	10'	6'
FRB	<i>Chamaebatiaria millefolium</i>	Fernbush	#5	4' o.c.	3-5'	3-6'
IDG	<i>Cornus sericea</i> 'Isanti'	Isanti Dogwood	#5	4' o.c.	4-6'	4'
DGM	<i>Acer ginnala</i> 'Compacta'	Dwarf Ginnala Maple	#5	6' o.c.	8'	8'
RSG	<i>Perovskia artipicifolia</i>	Russian Sage	#5	4' o.c.	4'	4'
MKO	<i>Philadelphus lewisii</i> 'Cheyenne'	Cheyenne Mockorange	#5	6' o.c.	5-7'	4-6'
NNB	<i>Physocarpus monogynus</i>	Native Ninebark	#5	4' o.c.	3-4'	3-4'
WSC	<i>Prunus besseyi</i>	Western Sand Cherry	#5	6' o.c.	4-7'	4-6'
PBS	<i>Prunus besseyi</i> 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	#5	3.5' o.c.	1-2'	4-6'
FRS	<i>Spiraea japonica</i> 'Froebeli'	Froebel Spirea	#5	3' o.c.	3-4'	3-4'
GLS	<i>Rhus aromatica</i> 'Grow Low'	Gro-Low Sumac	#5	6' o.c.	3'	8'
ALV	<i>Viburnum x rhytidophyloides</i> 'Alleghany'	Allegheny Viburnum	#5	6' o.c.	10'	10'
APC	<i>Ribes alpinum</i>	Alpine Currant	#5	4' o.c.	3-6'	3-6'
GMC	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Currant	#5	3' o.c.	3-4'	3-4'
TLS	<i>Rhus trilobata</i>	Three-Leaf Sumac	#5	4' o.c.	3-4'	3-4'
DKL	<i>Syringa meyeri</i>	Dwarf Korean Lilac	#5	4' o.c.	4-6'	4-6'
ORNAMENTAL GRASSES						
BGG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#1	2' o.c.	2-3'	2-3'
SSG	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	#1	2' o.c.	4-5'	2'
LBS	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	#1	24" o.c.	30-40"	2'
PERENNIALS						
PCF	<i>Echinacea purpurea</i>	Purple Coneflower	#1	24" o.c.	24-36"	18-24"
SHS	<i>Agastache rupestris</i>	Sunset Hyssop	#1	18" o.c.	24-36"	24-36"

PARKING LOT PERIMETER CHART:

LANDSCAPE AREA TYPE	BUFFER WIDTH REQUIRED	BUFFER WIDTH PROVIDED
PARKING LOT PERIMETER NORTH	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	19'
PARKING LOT PERIMETER EAST	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	36'
PARKING LOT PERIMETER SOUTH	ADJACENT TO SITE WITH SIMILAR USE = 8' MIN.	121' - 180'

TOWN OF PARKER - NATIVE GRASS MIX 'B'

BOTANICAL NAME	COMMON NAME	%	PLS / ACRE
<i>Elymus trachycaulus</i>	Slender Wheatgrass	22	5.5
<i>Elymus lanceolatus</i>	Sodar Streambank Wheatgrass	18	4.5
<i>Festuca arizonica</i>	Arizona Fescue	13	3.25
<i>Bouteloua gracilis</i>	Blue Grama	13	3.25
<i>Bouteloua dactyloides</i>	Buffalograss	12	3
<i>Hordeum vulgare</i>	Barley Grass	12	3
<i>Muhlenbergia glomerata</i>	Spike Muhly	5	1.25
<i>Oryzopsis hymenoides</i>	Indian Ricegrass	5	1.25
Total lbs per acre:		100	25

SITE PERIMETER LANDSCAPE CHART:

LANDSCAPE AREA TYPE	LENGTH	TREES REQ. (1 / 40' LF)	TREES PROVIDED	EVERGREEN TREES PROVIDED	SHRUBS REQ. (5 / 40' LF)	SHRUBS PROVIDED
North Property Line	445'	12	12	5	56	66
East Property Line	322'	9	10	4	41	41
South Property Line	374'	10	11	8	47	47
West Property Line	488'	13	13	6	61	61
TOTALS:		44	46	23 (50%)		
EVERGREEN TREE REQ.	min 40% max 60%	46 X (.4) = 19 evergreen trees required		23 / 46 = .50		

PARKING LOT INTERIOR LANDSCAPE CALCULATION CHART:

ISLAND TYPE	AREA OF THE ISLAND	# OF TREES REQUIRED (1/ 162 FT)	# OF TREES PROVIDED	# OF SHRUBS REQUIRED (5/162 FT)	# OF SHRUBS PROVIDED
ISLAND 1	561 SQ. FT	1	2	32	24*
ISLAND 2	310 SQ. FT	1	2	15	10*
ISLAND 3	162 SQ. FT.	1	1	5	5
ISLAND 4	231 SQ. FT	1	1	10	10
ISLAND 5	450 SQ. FT	1	2	24	14*
ISLAND 6	450 SQ. FT	1	2	24	14*
ISLAND 7	451 SQ. FT	1	2	24	14*
ISLAND 8	415 SQ. FT	1	2	22	12*
ISLAND 9	263 SQ. FT	1	1	12	12
ISLAND 10	295 SQ. FT	1	1	14	15
ISLAND 11	162 SQ. FT	1	1	5	5
ISLAND 12	162 SQ. FT	1	1	5	5
ISLAND 13	247 SQ. FT	1	1	11	11
ISLAND 14	247 SQ. FT	1	1	11	11
ISLAND 15	213 SQ. FT	1	1	8	9
ISLAND 16	321 SQ. FT	1	1	16	16
ISLAND 17	231 SQ. FT	1	1	10	10
TOTALS:	5,418 SQ. FT	17	23	248	197**

*(1) EXTRA TREE IS BEING PROVIDED = 10 SHRUBS.

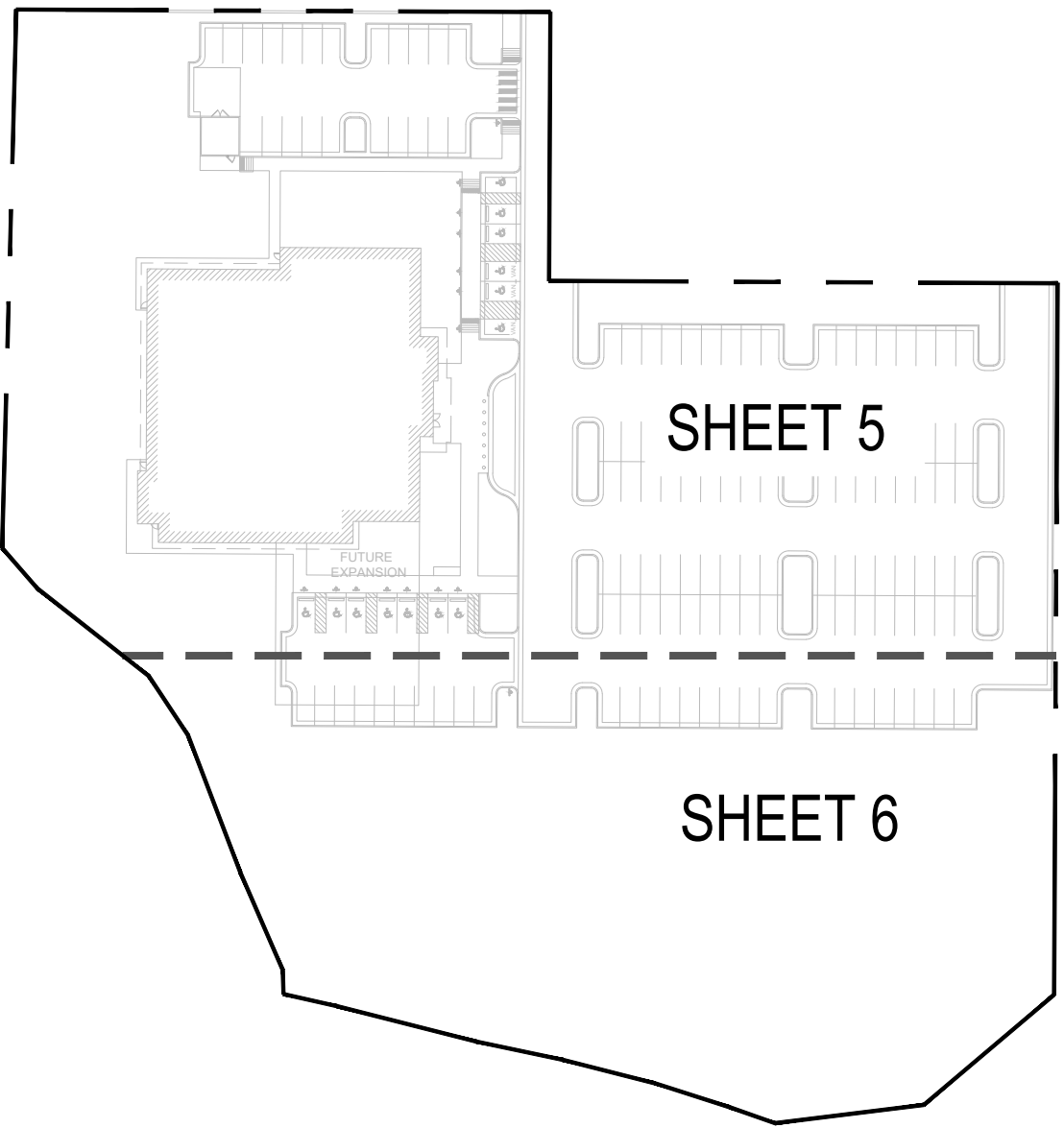
** (6) EXTRA TREES ARE BEING PROVIDED = 60 SHRUBS.

PARKING LOT AREA	ISLAND LANDSCAPE AREA REQUIREMENT - 10%	PROVIDED - 10%
47,972 SF	4,798 SF	5,418 SF (11.3%)

OVERALL LANDSCAPE CALCULATION CHART:

LANDSCAPE AREA TYPE	AREA / LENGTH	REQUIRED AMOUNT		AMOUNT PROVIDED	
Total Site Area	177,770 SQ. FT				
Landscape Area		26,666 SQ. FT. (15%) MIN.		98,409 SQ. FT. (55.4%)	
% of Living Plant Materials		75% MIN.		88,568 SQ FT. (90%)	
% of Turf Area		4,000 SQ. FT. MAX.		0 SQ. FT. (0%)	
% of Evergreen		25-50%		32.9% (26 EVERGREEN TREES / 79 TOTAL TREES	
Total Plantings (1 Tree and 5 shrubs per 1,500 SQ. FT.)	26,666 SQ FT	Required Trees	Required Shrubs	Provided Trees	Provided Shrubs
		18	89	56	443

KEY MAP :



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
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SUBMITTALS

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1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE

10/25/2023

PARKER PROJECT NUMBER

SP22-XXX

SHEET TITLE

LANDSCAPE
COVER SHEET

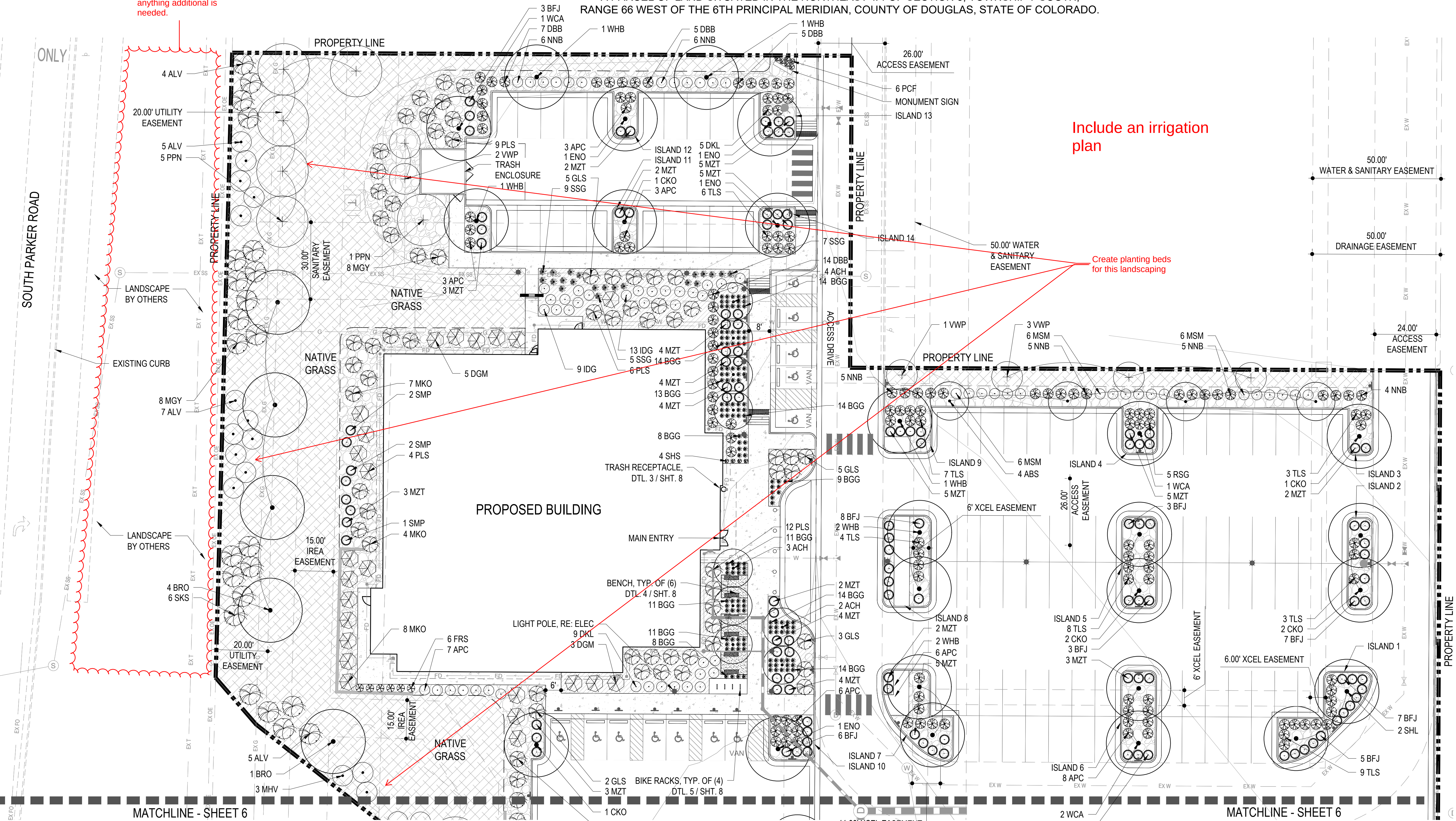
DRAWING NUMBER

4 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

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Show what is either existing or planned for this area. Grey back what isn't yours so I can determine if anything additional is needed.

Include an irrigation plan

Create planting beds for this landscaping

1 LANDSCAPE PLAN
5 SCALE: 1" = 20'

MATERIAL LEGEND:

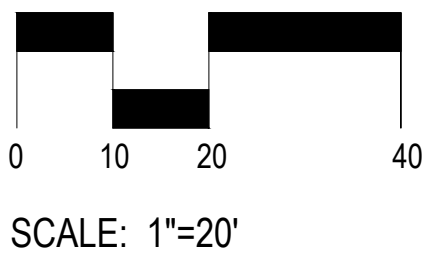
- PROPERTY LINE
- STEEL EDGER
- EXISTING RETAINING WALL
- CONCRETE PAVING - PEDESTRIAN (4" TH) LIGHT BROOM FINISH W/ SAW CUT JOINTS
- 2" RIVER ROCK MULCH

- WESTERN RED CEDAR WOOD MULCH
- CRUSHER FINES
- BENCH
- BIKE RACK

NOTE: NOTE: A 3" MINIMUM DEPTH AND A GEOTEXTILE FABRIC BASE ARE REQUIRED IN ALL BEDS EXCEPT PERENNIALS AND GROUND COVER.

PLANTING LEGEND:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- NATIVE GRASS MIX - SEE SHEET L100 FOR SEED MIX



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LOTS 7, 8, 9 AND 10
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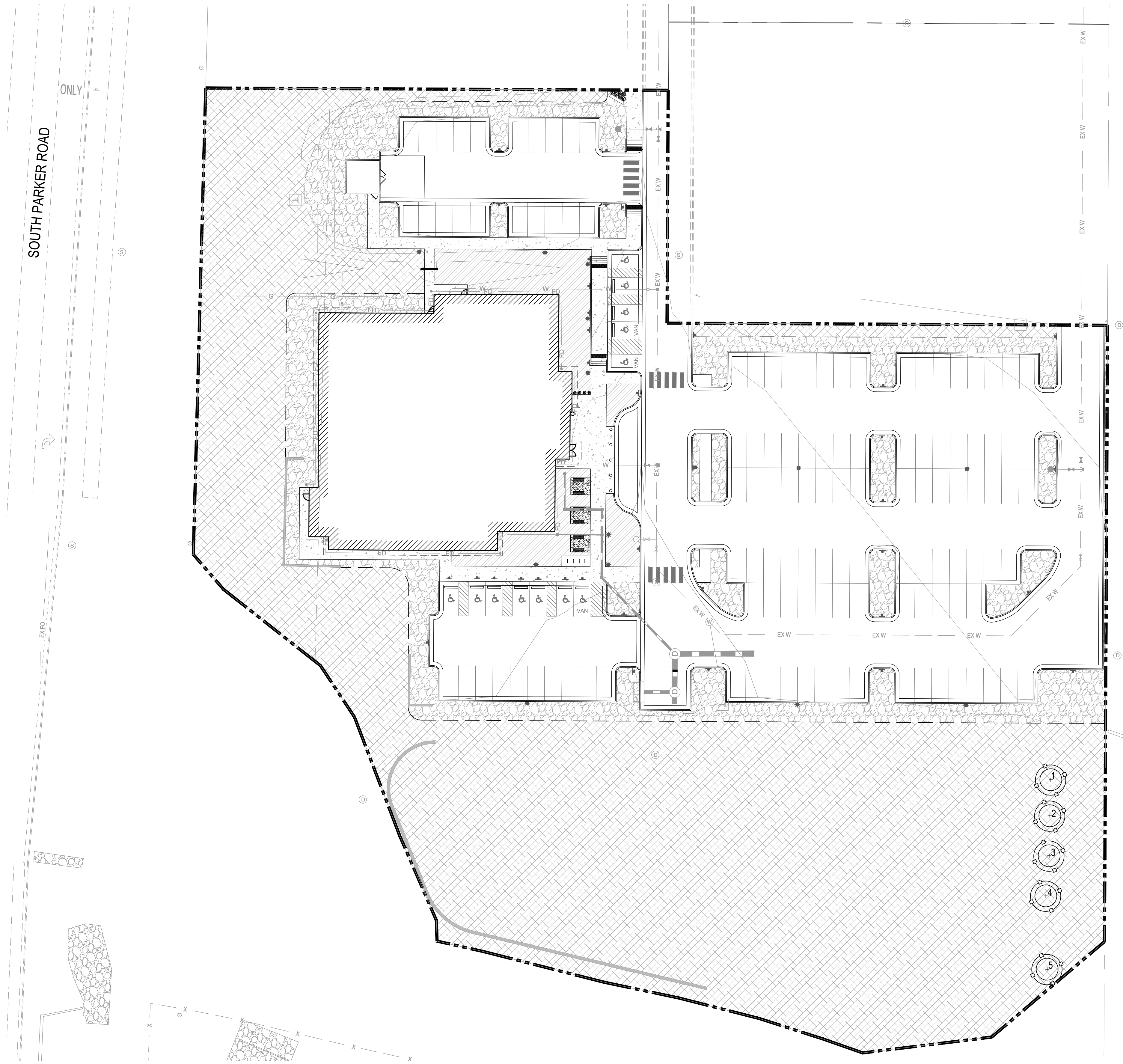
DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE	10/25/2023
PARKER PROJECT NUMBER	SP22-XXX
SHEET TITLE	LANDSCAPE PLAN
DRAWING NUMBER	5 OF 14

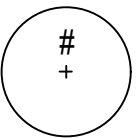
PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

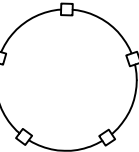
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



TREE CONSERVATION LEGEND:



EXISTING TREES TO BE PRESERVED



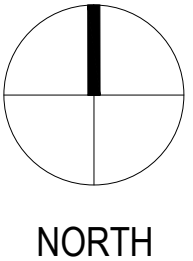
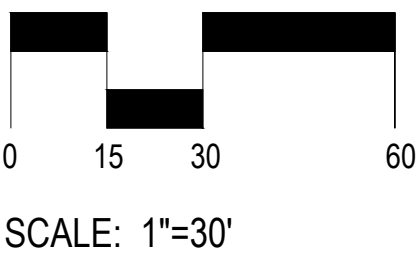
TREE PROTECTION FENCING,
RE: DTL. 3 / SHT. 5

--- PROPERTY LINE

1
7

TREE CONSERVATION PLAN

SCALE: 1" = 30'



BOULDER ASSOCIATES

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PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE
10/25/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
TREE CONSERVATION
PLAN

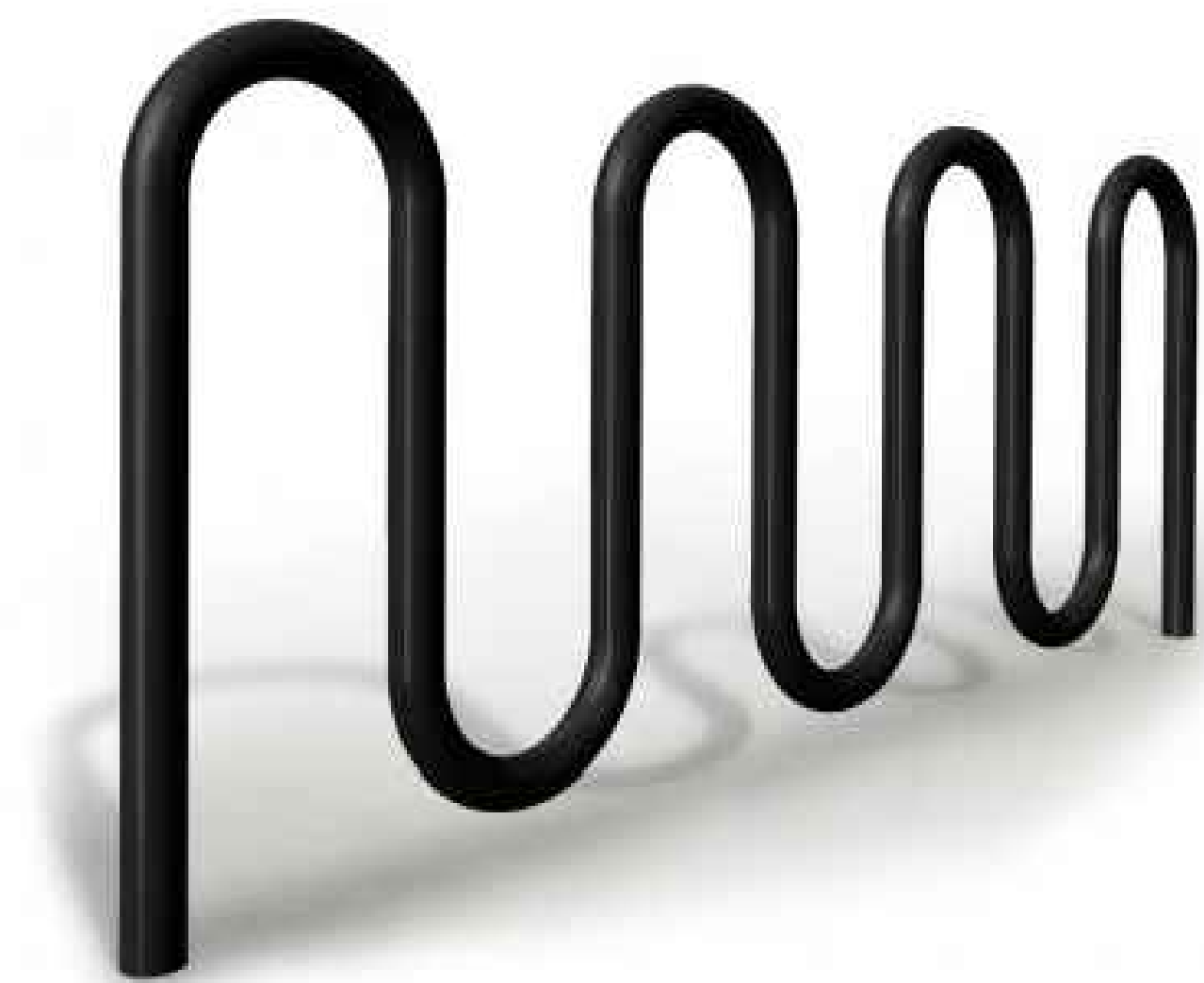
DRAWING NUMBER

7 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



MANU: VICTOR STANLEY
PRODUCT: BRCS-107
COLOR: BLACK
FINISH: POWDER
COATED STEEL

5 BIKE RACK
8 SCALE: NTS



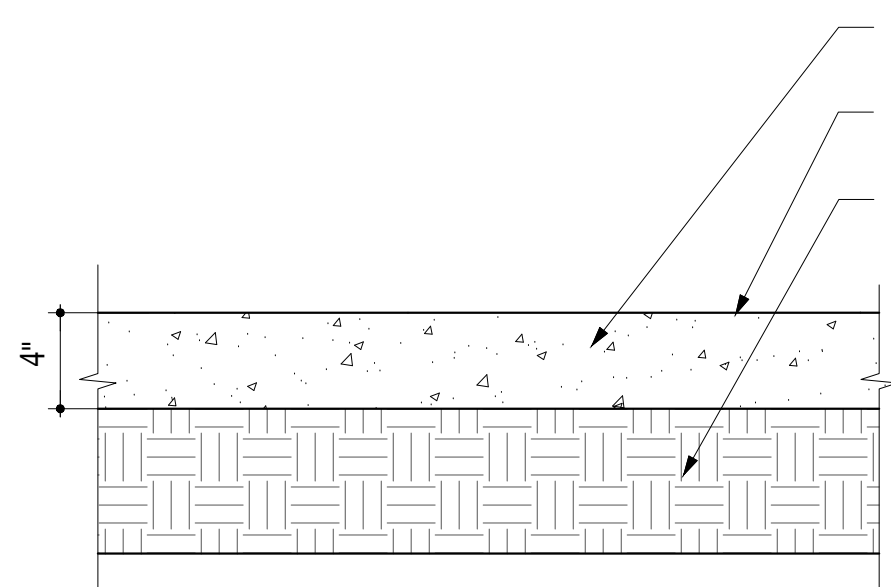
MANU: VICTOR STANLEY
PRODUCT: RB-36
COLOR: BLACK
FINISH: POWDER COATED
POLYESTER

3 TRASH RECEPTACLE
8 SCALE: NTS



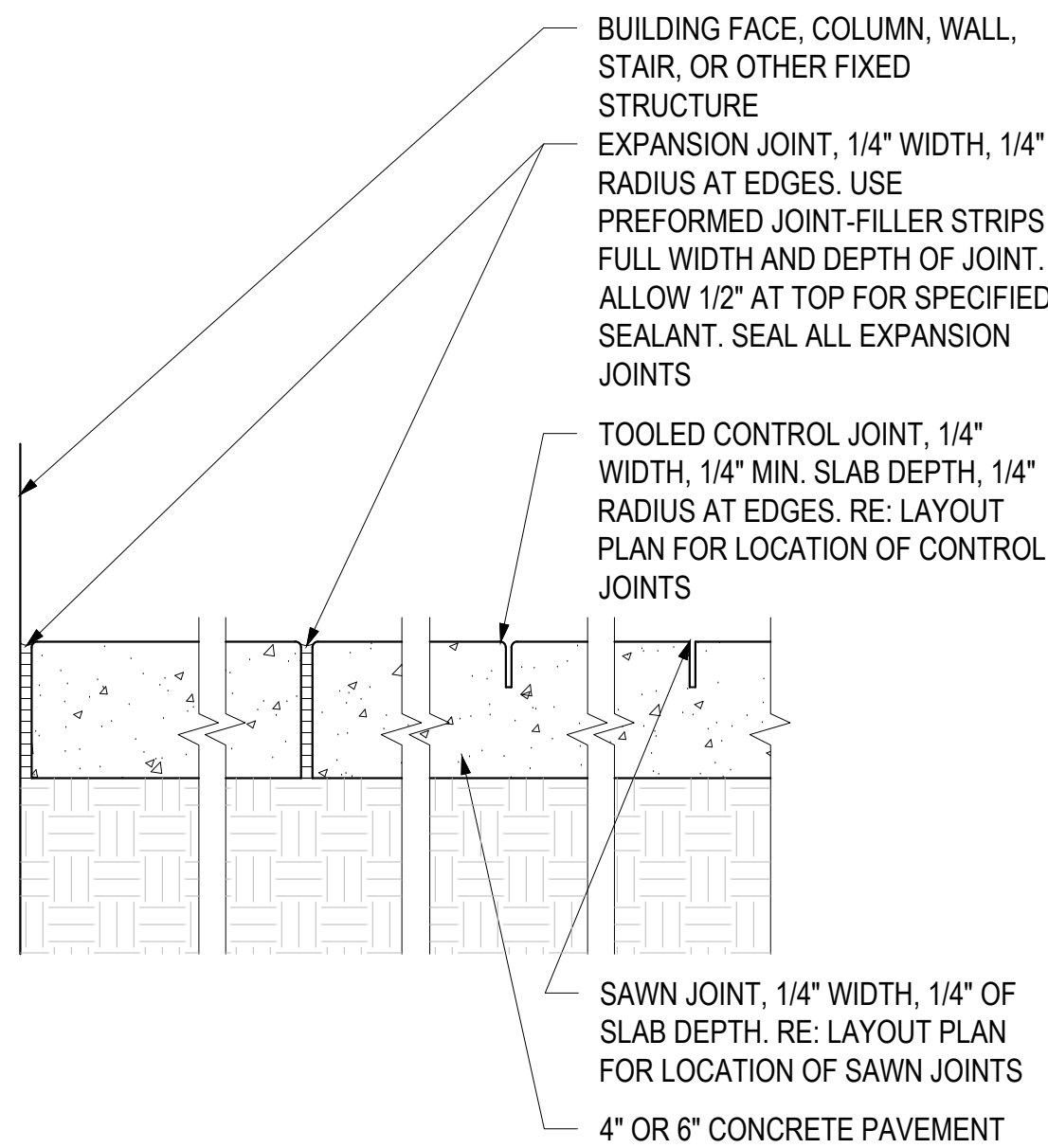
MANU: VICTOR STANLEY
PRODUCT: RMS-24
COLOR: BLACK
FINISH: POWDER COATED
POLYESTER

4 BENCH
8 SCALE: NTS



- NOTES:
1. PROVIDE POSITIVE DRAINAGE OFF PAVING AT ALL LOCATIONS. ADJUST ADJACENT GRADES AS NECESSARY TO PROPERLY DRAIN.
 2. MAXIMUM CROSS-SLOPES TO BE 2% UNLESS OTHERWISE SHOWN ON DRAWINGS.
 3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS RECOMMENDATIONS.

1 CONCRETE PAVING DETAIL - PEDESTRIAN
8 SCALE: 1 1/2" = 1'-0"



2 CONCRETE JOINTING
8 SCALE: 1-1/2" = 1'-0"



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1ST SUBMITTAL	07/28/2023
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PARKER PROJECT NUMBER
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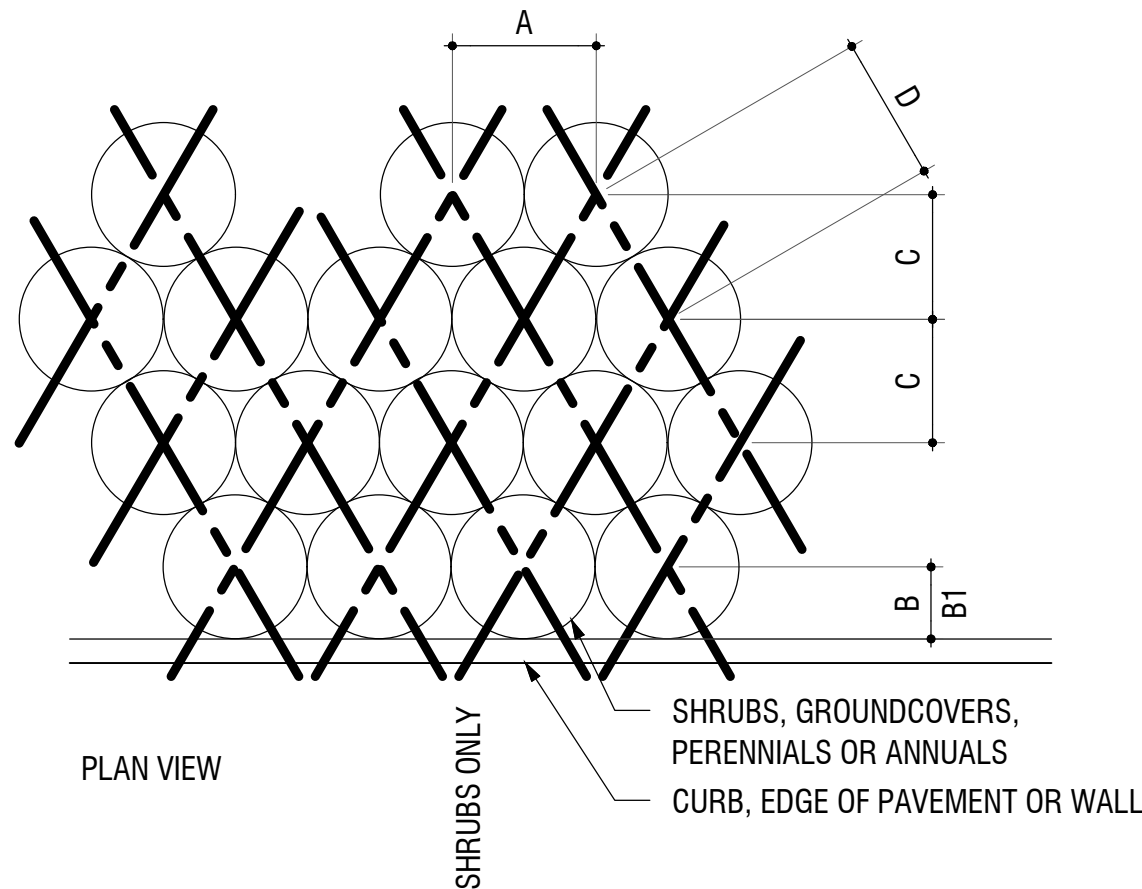
SHEET TITLE

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

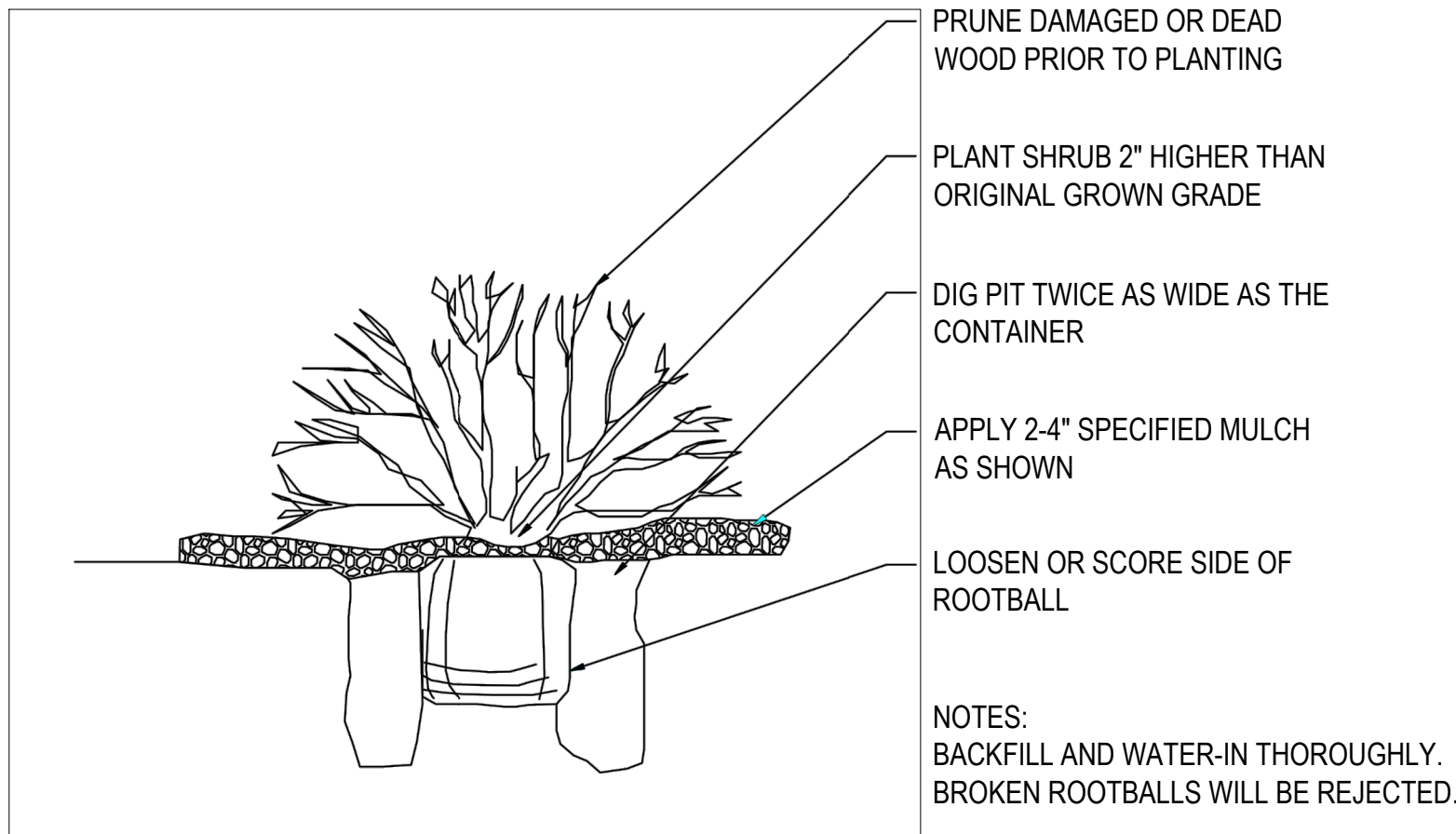
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

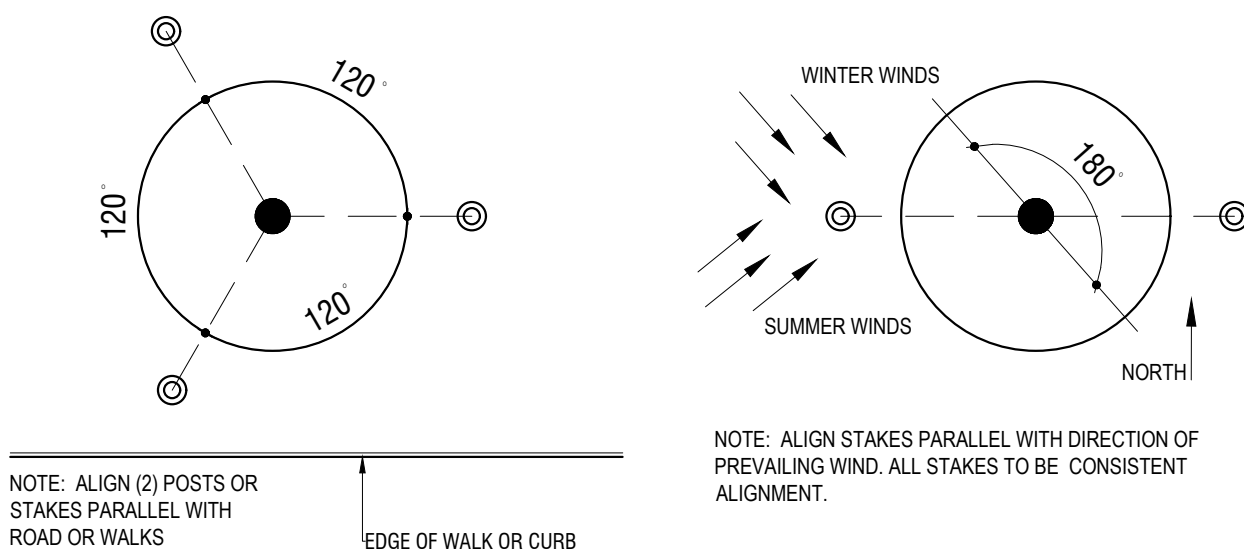
5 PLANT SPACING DETAIL

SCALE: 3/4" = 1'-0"



2 SHRUB PLANTING DETAIL

SCALE: 1/2" = 1'-0"

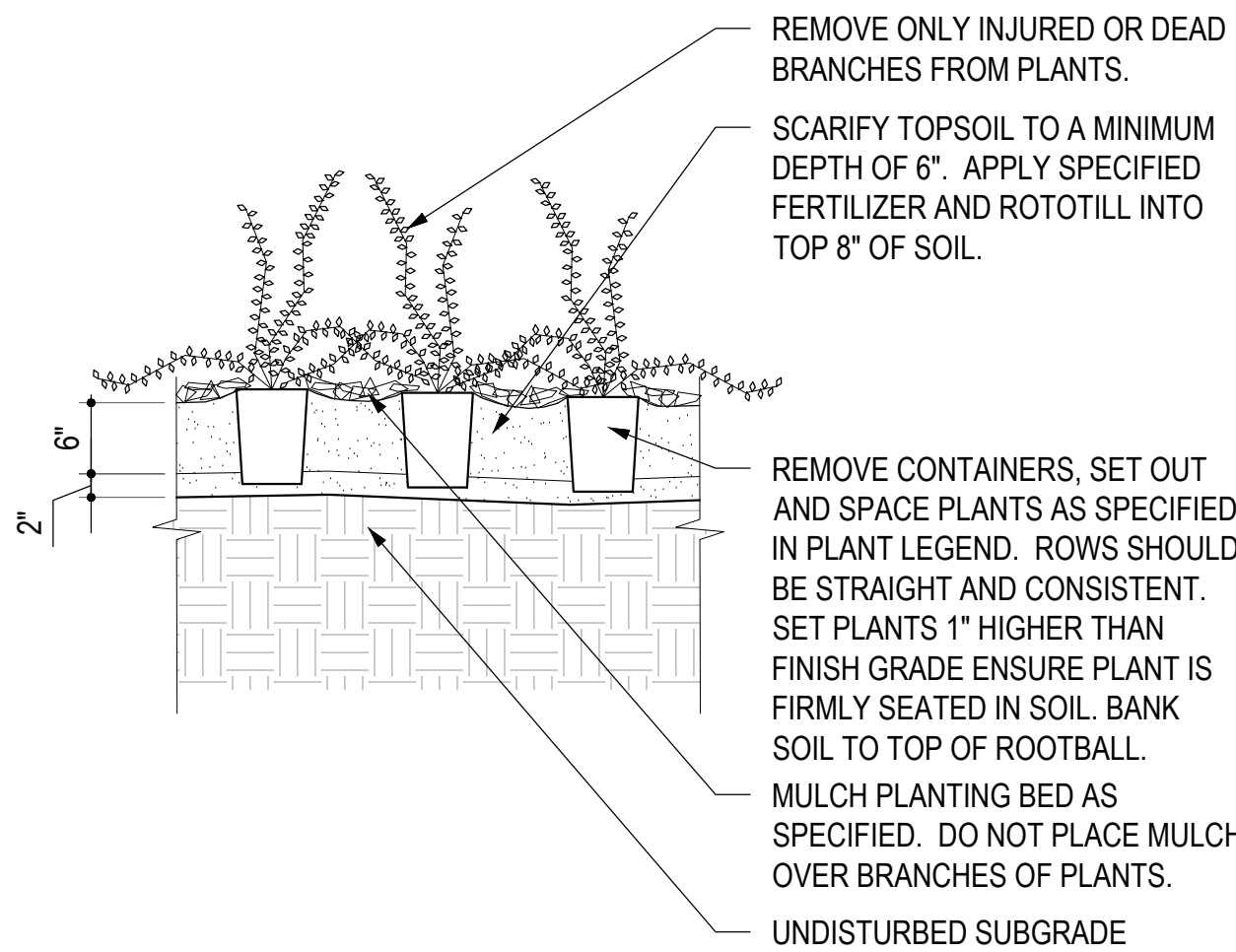


TREE GUYING OR THREE STAKE LAYOUT

TREE GUYING IN OPEN AREAS

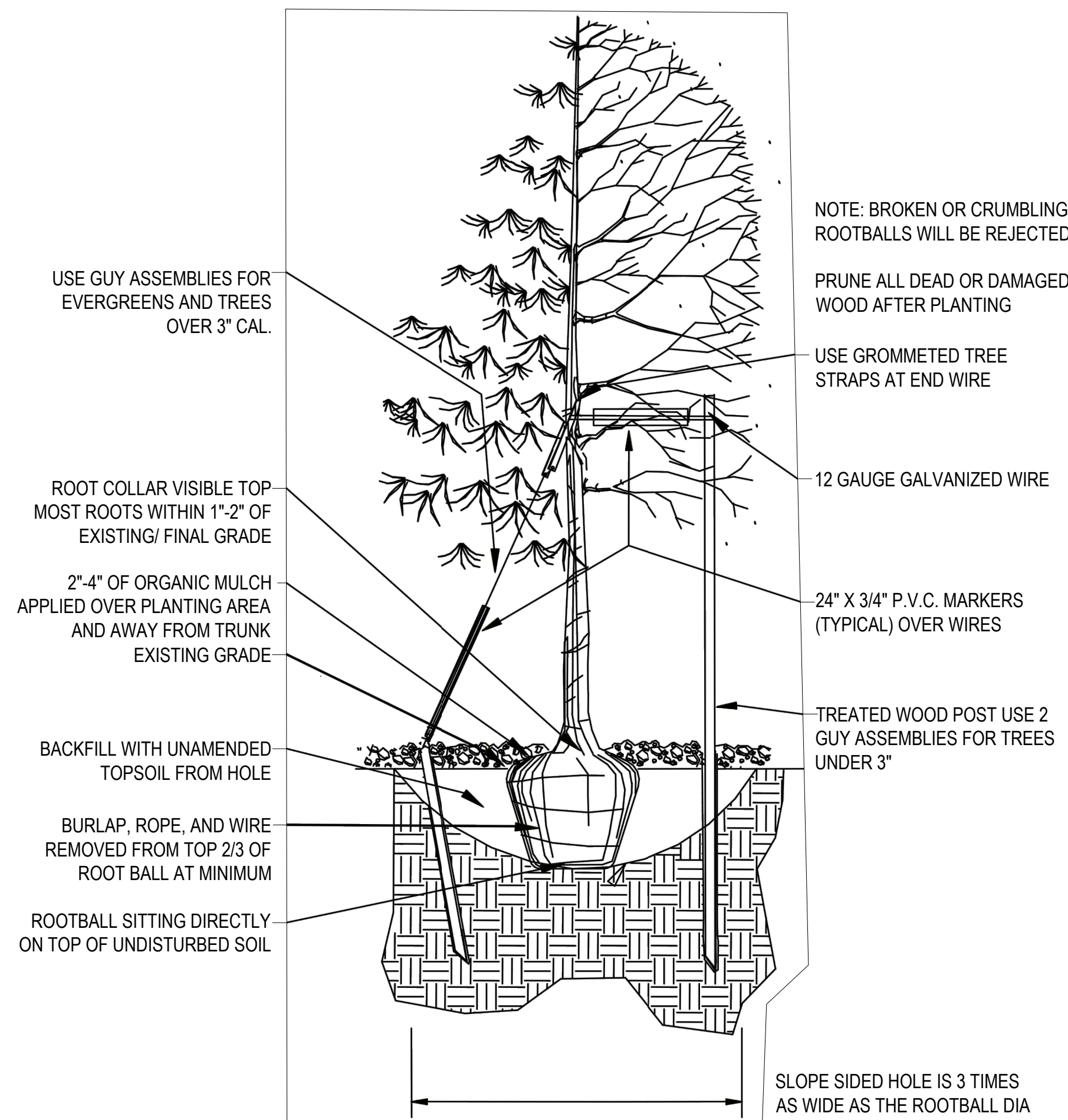
3 TREE GUYING DETAIL

SCALE: 3/4" = 1'-0"



4 GROUNDCOVER DETAIL

SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"



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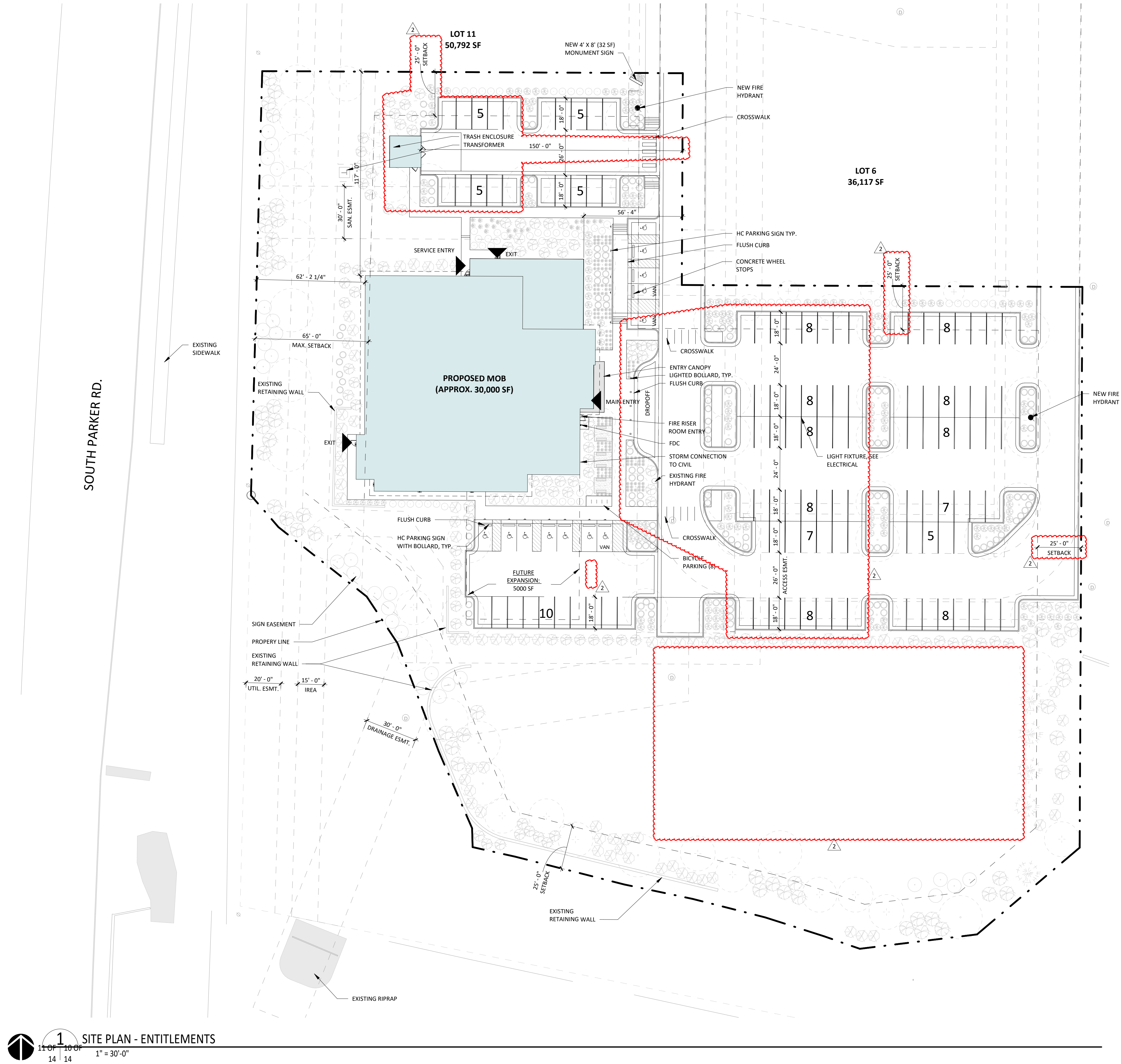
SHEET TITLE
PLANTING
DETAILS

DRAWING NUMBER

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



PROJECT DATA

BUILDING ADDRESS: PARKER POINTE SUBDIVISION LOT 7,8,9,10,
PARKER, CO 80134

PROJECT DESCRIPTION: 30,000 SF MULTI DISCIPLINE MEDICAL OFFICE BUILDING,
TWO STORIES ABOVE GRADE.

OCCUPANCY: 'B' OCCUPANCY

CONSTRUCTION TYPE: 2B-FULLY SPRINKLERED

GROSS BUILDING AREA:

NAME	AREA
FLOOR 1	15,625 SF
FLOOR 2	14,163 SF
TOTAL	29,788 SF

FLOOR TO FLOOR HEIGHTS: FIRST FLOOR: 14'-8"
SECOND FLOOR: 14'-0"

HAZARDOUS MATERIALS: HAZARDOUS MATERIALS ARE NOT USED, STORED OR
TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES
SUFFICIENT TO REQUIRE PROTECTION.

APPLICABLE CODES: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE
2017 ICC A117.1 ACCESSIBILITY CODE
2012 NFPA 101

DEFERRED SUBMITTALS: FIRE SUPPRESSION SYSTEM
FIRE ALARM SYSTEM

PARKING COUNT

PHASE 1: 29,788 SF BUILDING
REQUIRED: 29,788 / 300 PER NSF = 100
PROVIDED: 121 STANDARD SPACES (+/- 4.5 PER/ 1000 SF)
12 HANDICAP SPACES
TOTAL: 133



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SUBMITTALS

DESCRIPTION DATE
1ST SUBMITTAL 07/28/2023
2ND SUBMITTAL 10/20/2023

DATE
10/26/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

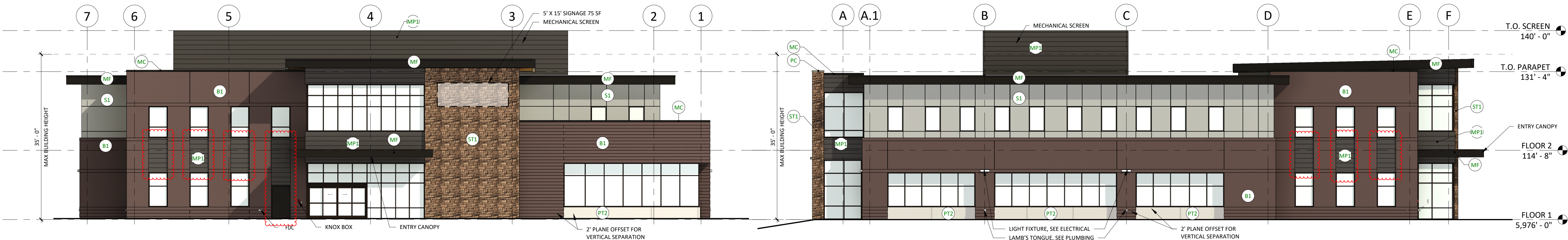
DRAWING NUMBER

10 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANCE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

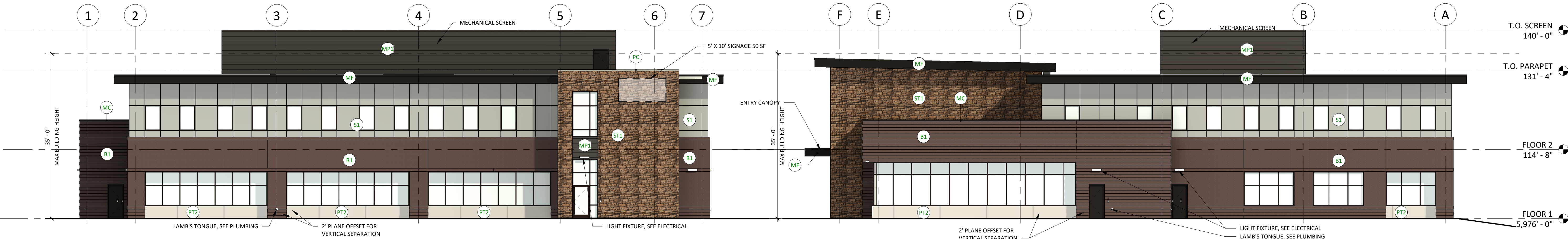


1 ENTITLEMENTS - EAST ELEVATION

11 OF 14 3/32" = 1'-0"

2 ENTITLEMENTS - SOUTH ELEVATION

A2.13 | 11 OF 14 3/32" = 1'-0"

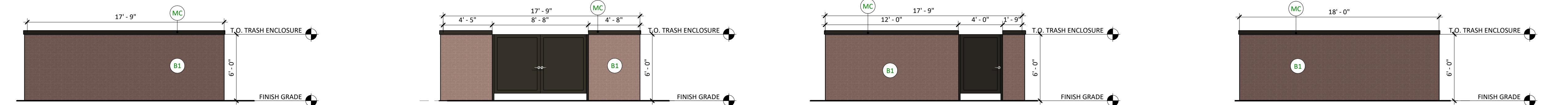


3 ENTITLEMENTS - WEST ELEVATION

A2.13 | 11 OF 14 3/32" = 1'-0"

4 ENTITLEMENTS - NORTH ELEVATION

11 OF 14 3/32" = 1'-0"



5 ENTITLEMENTS - TRASH ENCLOSURE NORTH ELEVATION

11 OF 14 3/16" = 1'-0"

6 ENTITLEMENTS - TRASH ENCLOSURE EAST ELEVATION

11 OF 14 3/16" = 1'-0"

7 ENTITLEMENTS - TRASH ENCLOSURE SOUTH ELEVATION

11 OF 14 3/16" = 1'-0"

8 ENTITLEMENTS - TRASH ENCLOSURE WEST ELEVATION

11 OF 14 3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

- B1 - BRICK 1 - BASIS OF DESIGN: SUMMIT BRICK, COLOR: "CHARCOAL IRONSPOT"
- S1 - STUCCO 1 - BASIS OF DESIGN: STO POWERWALL, SAND PEBBLE, COLOR: TO MATCH "DRYVIT - GULL GRAY"
- ST1 - STONE 1 - BASIS OF DESIGN: SUNSET STONE, DRY STACK LEDGE, COLOR: GEORGETOWN
- MP1 - METAL PANEL 1 - COLOR: DARK BRONZE
- PT2 - TILE 2 - COLOR: CONCRETE LOOK
- PC - PRECAST CONCRETE
- MF - PREFINISHED METAL FASCIA - BASIS OF DESIGN: BERRIDGE, COLOR: DARK BRONZE
- MC - PREFINISHED METAL COPING - BASIS OF DESIGN: BERRIDGE, COLOR: DARK BRONZE
- IGU - INSULATED GLAZING UNIT - VISION 1

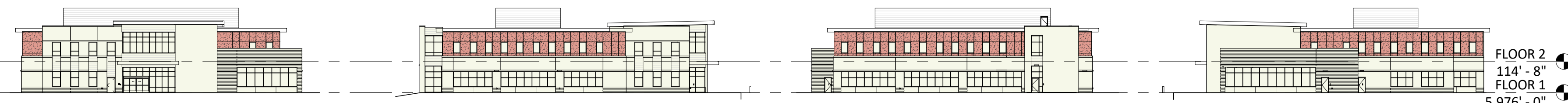


EAST ELEVATION - GLAZING AREA

SOUTH ELEVATION - GLAZING AREA

WEST ELEVATION - GLAZING AREA

NORTH ELEVATION - GLAZING AREA



EAST ELEVATION - STUCCO AREA

SOUTH ELEVATION - STUCCO AREA

WEST ELEVATION - STUCCO AREA

NORTH ELEVATION - STUCCO AREA

GLAZING CALCULATIONS

FAÇADE	DESIGNATION	GLAZING AREA (SF)	BUILDING BASE AREA (SF)	REQUIRED GLAZING %	PROVIDED %
NORTH	SIDE	635	2,286	25%	28%
EAST	FRONT	658	2,314	30%	28.44%
SOUTH	SIDE	746	2,370	25%	31%
WEST	FRONT	639	2,137	30%	30%

STUCCO CALCULATIONS

FAÇADE	STUCCO (SF)	BUILDING BASE AREA (SF)	MAXIMUM STUCCO %	PROVIDED %
NORTH	739	3,935	30%	19%
EAST	324	4,015	30%	8%
SOUTH	825	4,101	30%	20%
WEST	922	3,823	30%	24%



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
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PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7,8,9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/20/2023

DATE
10/26/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER

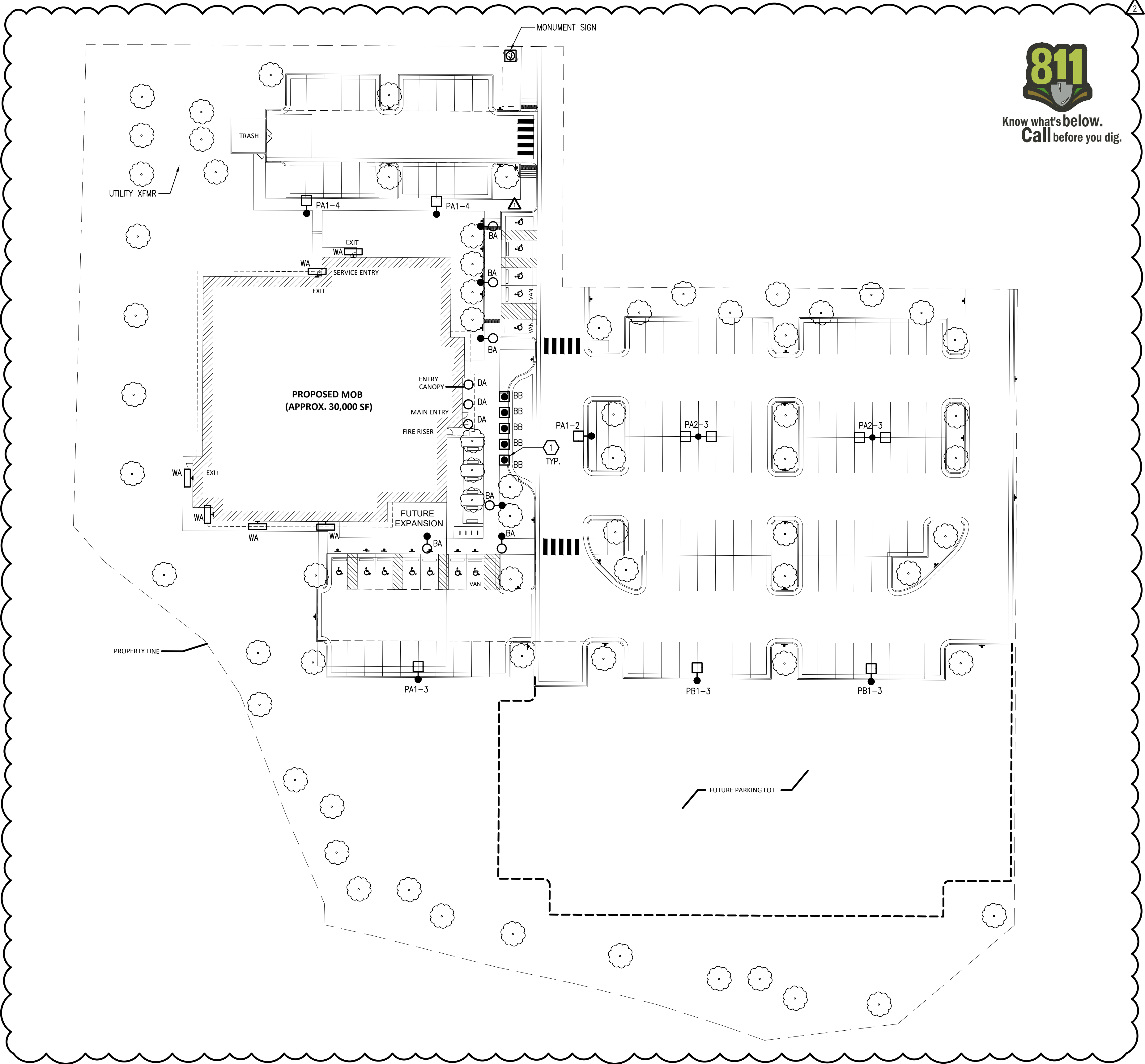
11 OF 14

10/30/2023 11:53:13 AM
Autodesk Docs/225280.00 Centura Parker NHC CS-A.rvt
THIS DRAWING IS UNLESS OTHERWISE NOTED TO THIS SCALE

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



1 12 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

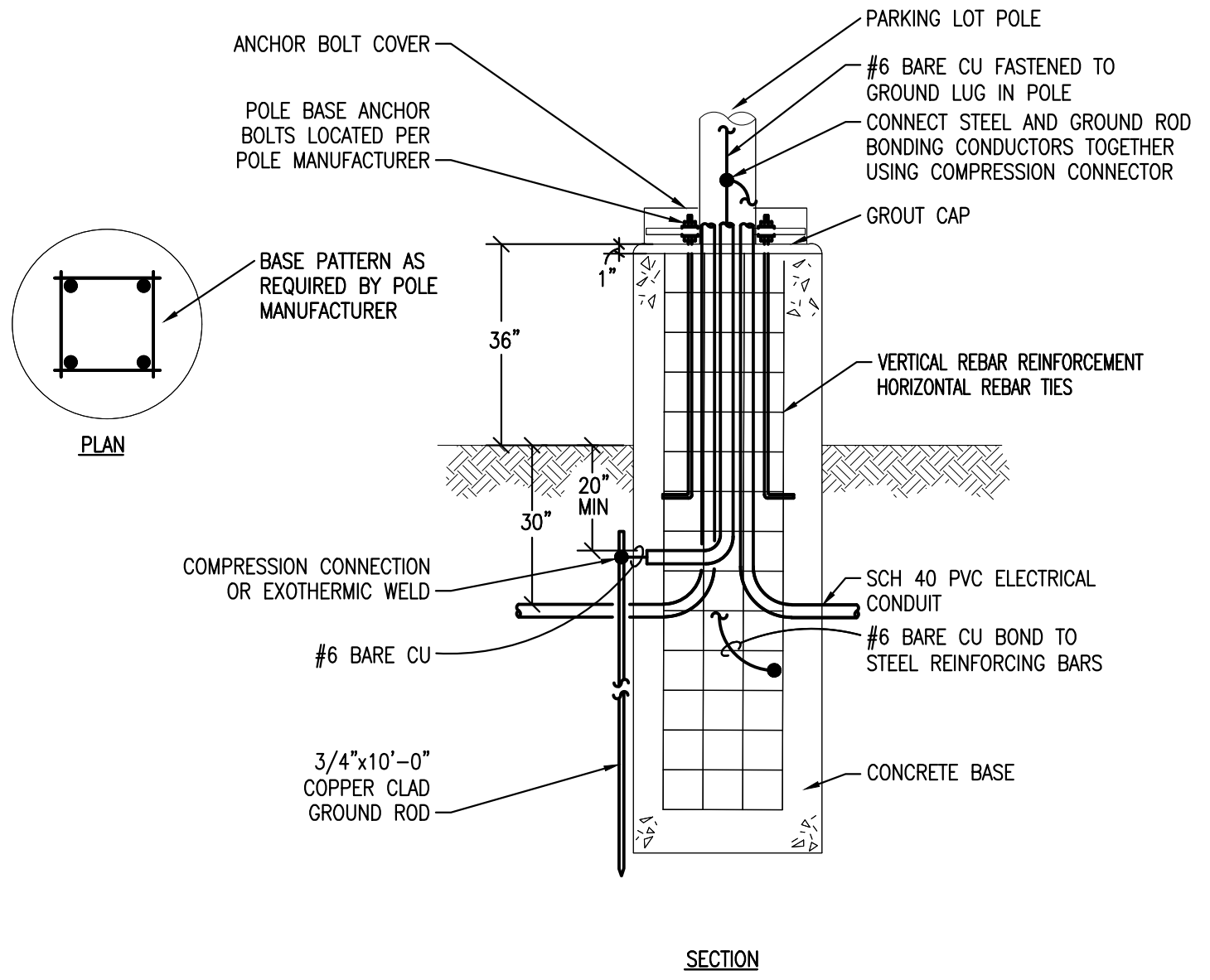


SHEET NOTES

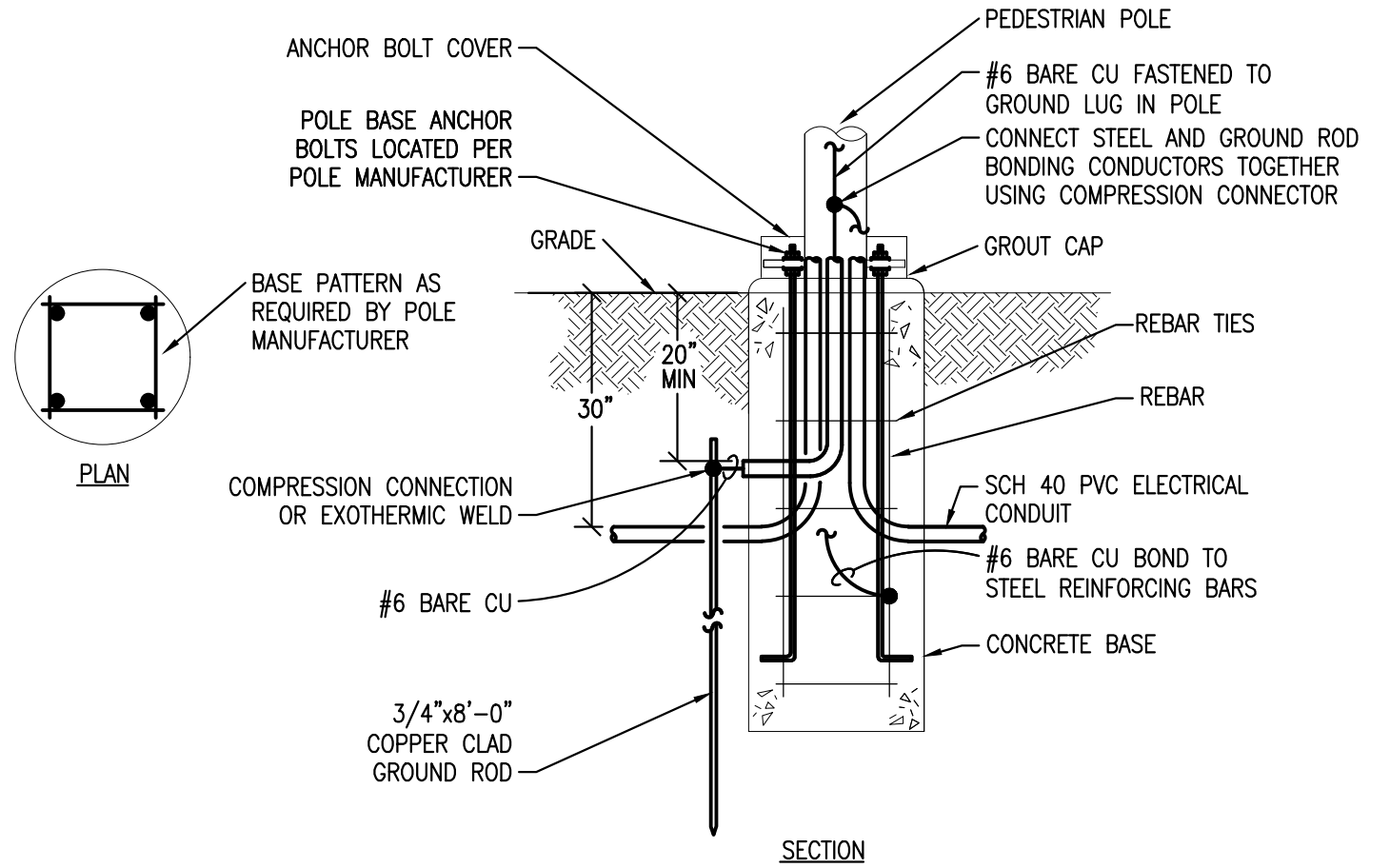
1. LIGHT LINE WEIGHT INDICATES EXISTING. HEAVY LINE WEIGHT INDICATES NEW CONSTRUCTION.
2. INCLUDE ALL COST, LABOR, MATERIAL, SERVICE ENTRANCE INSTALLATION, CONNECTION, FINAL TERMINATION, START-UP, TESTING, PERMIT FEES, AND ALL OTHER APPLICABLE FEES.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND INSTALL ALL UNDERGROUND RACEWAYS IN MOST FEASIBLE LOCATION.
4. COORDINATE ELECTRICAL EQUIPMENT LOCATIONS AND UNDERGROUND ROUTING WITH UTILITIES AND OTHER TRADES PRIOR TO TRENCHING AND SETTING EQUIPMENT PADS.
5. PATCH AND PAINT ANY DAMAGED SURFACES DUE TO DEMOLITION AND CONSTRUCTION TO MATCH EXISTING CONDITIONS.
6. PROVIDE ALL TRENCHING, BACKFILL AND SAW CUTTING. RETURN ALL LANDSCAPING, PAVEMENT, AND FLATWORK BACK TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. PROVIDE BOLLARDS AS REQUIRED TO PROTECT EQUIPMENT FROM DAMAGE.
8. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

KEY NOTES

- 1 PROVIDE DRIVE-THROUGH PROTECTION BOLLARD AT LOCATION(S) SHOWN. COORDINATE TRAFFIC RATING AND INSTALLATION REQUIREMENTS WITH A STRUCTURAL ENGINEER PRIOR TO ROUGH-IN.



2 12 PARKING LOT POLE BASE DETAIL
SCALE: NONE



3 12 PEDESTRIAN POLE BASE DETAIL
SCALE: NONE



BOULDER ASSOCIATES
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BOULDER, COLORADO 80302
303.499.7795

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PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE	07/28/2023
PARKER PROJECT NUMBER	SP22-XXX
SHEET TITLE	ELECTRICAL SITE PLAN
DRAWING NUMBER	12 OF 14

PARKER POINTE SUBDIVISION FILING NO. 2 - LOT 1A

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



DOMESTIC COLD WATER & DRAIN CALCULATION - IPC 2012- 2021

V. 9/10/2017

Project: PARKER MOB
Project Number: 20907
Engineer: JG
Date: 10/23/2023
Checked:
Date Checked:

Fixture description	Qty	Supply (FU)	Total (Supply FU)	Cold Water (FU)	Total (CW FU)	Hot Water (FU)	Total (HW FU)	Sanitary (FU)	Total (San. FU)
Bathroom Group (Private, Flush Tank)	3.6	0.0	2.7	0.0	1.5	0.0	5	0	0
Bathroom Group (Private, Flush Valve)	8	0.0	6	0.0	3	0.0	6	0	0
Bathub (Private)	1.4	0.0	1	0.0	1	0	2	0	0
Bathub (Public)	4	0.0	3	0.0	3	0.0	2	0	0
Dishwasher (Private)	1.4	0.0	0	0.0	1.4	0.0	2	0	0
Drinking fountain	2	0.25	0.5	0.25	0.5		0.5	1	0
Emergency Floor Drain							0	0	0
Floor Drain							2	0	0
Ice Machine	0.25	0.0	0.25	0.0					
Kitchen Sink (Domestic)	1.4	0.0	1	0.0	1	0.0	2	0	0
Kitchen Sink (Hotel/Restaurant)	4	0.0	3	0.0	3	0.0	2	0	0
Disposer Assembly	4	0.0	3	0.0	3	0.0	2	0	0
Laundry tray (Private)	1.4	0.0	1	0.0	1	0.0	2	0	0
Laundry (Private)	56.0	0.5	40.0	0.5	40.0	1	80	1	80
Laundry (Public)	2	0.0	1.5	0.0	1.5	0.0	1	0	0
Sink	2	0.0	1.5	0.0	1.5	0.0	2	0	0
Service sink	13	3	39.0	2.25	29.3	2.25	29.3	2	26
Shower (Public)	4	0.0	3	0.0	3	0.0	2	0	0
Shower (Private)	1.4	0.0	1	0.0	1	0.0	2	0	0
Urinal (3/4" Flush Valve)	5	0.0	5	0.0			4	0	0
Urinal (1" flush valve)	10	0.0	10	0.0			4	0	0
Urinal (flush tank)	3	0.0	3	0.0			2	0	0
Washing Machine (8 lb Private)	1.4	0.0	1	0.0	1	0.0	2	0	0
Washing Machine (8 lb Public)	3	0.0	2.25	0.0	2.25	0.0	3	0	0
Washing Machine (15 lb Public)	4	0.0	3	0.0	3	0.0	3	0	0
Water closet (Private, Flush Valve 1.6 gpf)	6	114.0	6	114.0			3	57	0
Water closet (Private, Flush Tank)	2.2	0.0	2.2	0.0			3	0	0
Water closet (Public, Flush Valve)	10	0.0	10	0.0			4	0	0
Water closet (Public, Tank)	5	0.0	5	0.0			4	0	0
Water closet (Flushometer Tank)	2	0.0	2	0.0			1	0	0
1-1/4" Trap							2	0	0
1-1/2" Trap							3	0	0
2" Trap							4	0	0
2-1/2" Trap							5	0	0
3" Trap							6	0	0
4" Trap									
Pump Discharge (2 DFU per gpm)									

Total Flush Valve Fixture Units 114
Non-Flush Valve Fixture Units 96

0.544152745

Intermittent GPM
Hose Bibb GPM (5 each, estimate concurrent use)
Other Concurrent GPM (Cooling Tower, Autoclave, etc.)
Total GPM

Meter size = 2

Systems predominantly flush valves are 33% or more flush valve FU

System Predominantly Flush Valves

Total FU = 183.8

gpm = 92

HB gpm = 10

gpm =

gpm = 92

gpm = 35

Total FU = 69.3 Total FU = 164.0

gpm = 35.0 Sewer size =

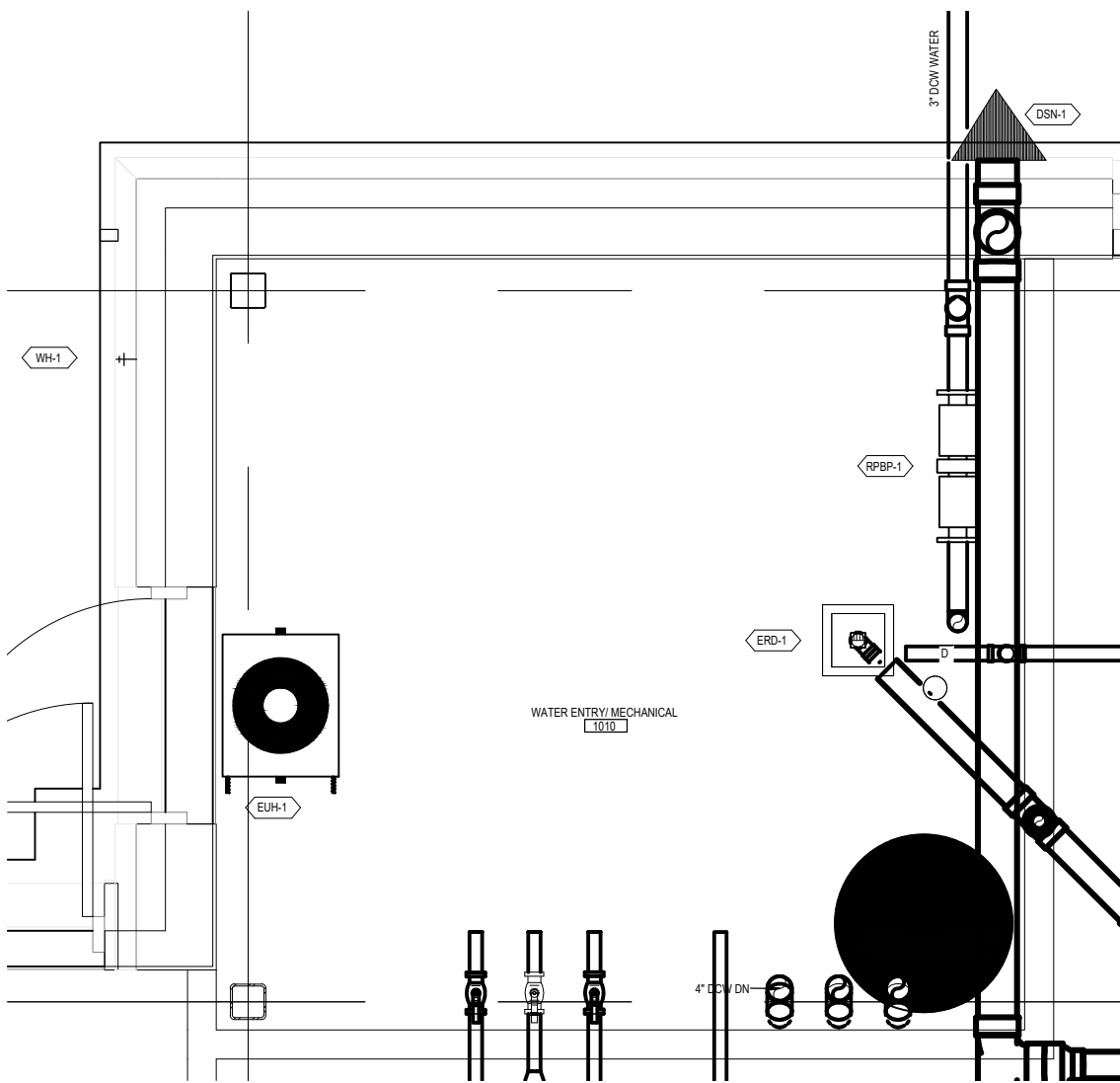
gpm =

gpm = 35

This meter size is a guideline, confirm meter size with local water utility.

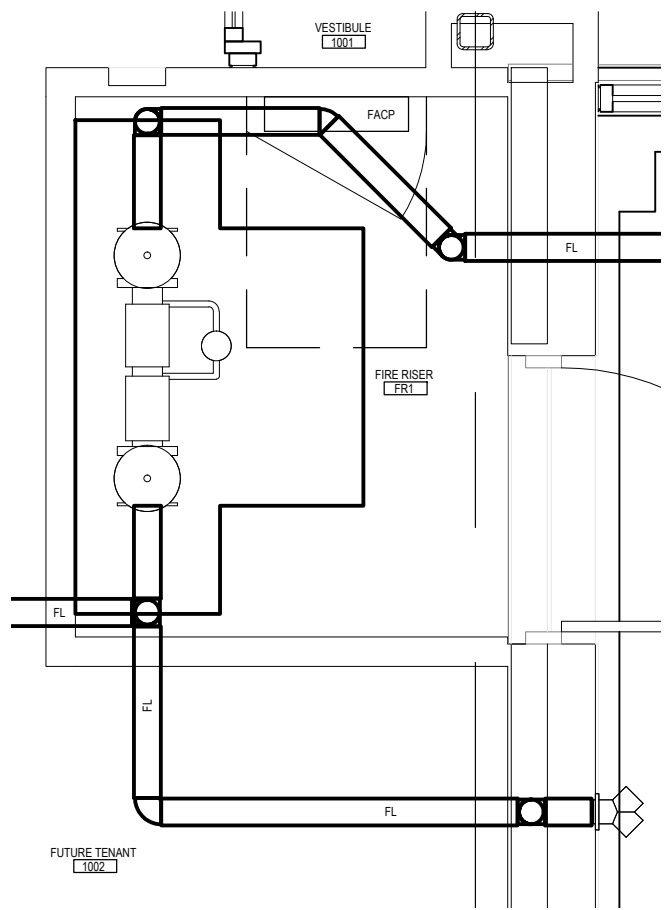
WATER TAP CALCULATIONS

SCALE: NONE



ENLARGED WATER ENTRY / MECHANICAL ROOM PLAN

SCALE: 3/8" = 1'-0"



ENLARGED FIRE RISER ROOM PLAN

SCALE: 3/8" = 1'-0"

SHEET NOTES

- ALL EXTERIOR LUMINAIRES SHALL BE ROUTED THROUGH LIGHTING CONTROL SYSTEM. OUTDOOR LIGHTING SHALL BE CONTROLLED BY AUTOMATIC SWITCHES THAT TURN OFF LIGHTS DURING PERIODS WHEN DAYLIGHT EXCEEDS MAXIMUM ALLOWABLE ILLUMINANCE.
- EXTERIOR LIGHTING SHALL COMPLY WITH LOCAL LIGHTING CURFEW STANDARDS. ALL EXTERIOR FIXTURES, ASIDE FROM 30% OF TOTAL, SHALL BE EXTINGUISHED DURING THE TIME PERIOD BETWEEN 1-HOUR BEFORE AND AFTER BUSINESS HOURS.

PHOTOMETRIC RESULTS

	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT (40,000 S.F.)	1.3	3.6	0.4	3.3	9.0
ACCESSIBLE PATH	2.9	4.6	1.4	2.0	4.3

NUMBERS LISTED ABOVE ARE MEASURED IN FOOTCANDLES



Know what's below.
Call before you dig.

PARKER NHC

PARKER POINTE SUBDIVISION
LOTS 7, 8, 9 AND 10
PARKER, CO 80134

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	07/28/2023
2ND SUBMITTAL	10/25/2023

DATE
07/28/2023

PARKER PROJECT NUMBER
SP22-XXX

SHEET TITLE
CALCULATIONS &
ENLARGED RISER
ROOM PLANS

DRAWING NUMBER

13 OF 14



Project Number: SP23-058

Description: Parker Point F1 L10 - Medical Office Building

Applied: 7/28/2023

Approved:

Site Address: 6940 STROH RD

Closed:

Expired:

City, State Zip Code: PARKER, CO 80134

Status: UNDER REVIEW 2

Applicant: Boulder Associates

Parent Project: SUB23-016

Owner: Erin Ward

Contractor: Vertex Builders

Details:

The applicant, Boulder Associates, is proposing a 30,000 Sq. Ft. medical office building. The site is located on the east side of Parker Road south of Stroh Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/1/2023	8/8/2023	8/8/2023	COMPLETENESS REVIEW	Ashley Chasez	REVISIONS REQUIRED	
Notes: Emailed applicant to pay fees and upload title policy						
8/8/2023	8/11/2023	8/15/2023	COMPLETENESS REVIEW	Ashley Chasez	COMPLETED	
Notes:						
Review Group: AUTO						
7/28/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
7/28/2023	8/8/2023	8/11/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



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Review Group: SP 1ST 20

8/11/2023	9/5/2023	9/11/2023	BUILDING 20	Randy Sale	APPROVED	See general notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

General Comments to be aware of:

If this is a core and shell building only, then be aware additional permits will be required for the Tenant finishes.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

8/11/2023		9/11/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		01 Review 20
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Notes:

8/11/2023	8/21/2023	9/11/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP20-058, Parker Point F1 L10 - Medical Office Building have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

8/11/2023	9/14/2023	9/11/2023	COLORED BUILDING ELEVATIONS 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
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Notes:

See Planning Memo

8/11/2023	9/14/2023	9/11/2023	COLORS AND MATERIAL BOARD 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
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Notes:

Need a physical materials board

8/11/2023		9/11/2023	COMCAST 20	Butch Buster		01 Review 20
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Notes:



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8/11/2023	9/8/2023	9/11/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	01 Review 20 See Engineering Memo and Comments
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Notes:

SP23-058 – CENTURA PARKER NHC – MEDICAL OFFICE BUILDING, 1st 9-8-23

GENERAL COMMENTS for Initial, Interim and Final CBMP Sheets

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at initial phase. Addition PTPs may be needed in the interim and final phases.
8. Please move the Erosion Control Cover Sheet to before the Initial Erosion Control Plan Sheet.
9. Please use the same pipeline diagram for the existing stormwater RCP on the Erosion Control Plan Sheets as being used on the Utilities Plan Sheet for the RCP. See Redlined plan sheets.
10. Please label and identify the ratio of all slopes that are 4:1 or steeper.
11. Please add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”.

INITIAL CBMP PLAN SHEET

12. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
13. Please show jersey barriers or construction fence along the west side of the VTC to assure use of the entire 50-foot pad.
14. Please provide silt fence perimeter controls for the entire LOC. Specifically, the north, south and west perimeters are missing perimeter silt fence (SF).

INTERIM CBMP PLAN SHEET

15. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
16. Please show jersey barriers or construction fence along the west side of the VTC to assure use of the entire 50-foot pad.
17. Please provide silt fence perimeter controls for the entire LOC. Specifically, the north, south and west perimeters are missing perimeter silt fence (SF).
18. Please show Masonry Work Protection (MWP) on the plans in two locations for Construction of the buildings.

FINAL CBMP PLAN SHEET

19. Please provide and identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1. Please note this includes slopes interior to the lots. While it is likely the slopes interior to the lot will be formally landscaped in the near future, these slopes need to be protected in the interim to ensure illicit discharges of sediment are adequately mitigated between construction phases. Please also note that while the final condition for these will be Lot Protection (LP), this is typically not installed until the building construction is complete leaving a potentially extended period of time where these slopes are not protected.



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Project Reviews Town of Parker



8/11/2023	9/11/2023	9/11/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
8/11/2023	9/7/2023	9/11/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 Review 20
Notes:						
Addressing Comments: Please provide the reception number or the project number for the plat establishing Lot 1A. The plat should be recorded prior to approval of the site plan. An address for the proposed medical office building may be requested by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
8/11/2023	9/11/2023	9/11/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
8/11/2023	8/24/2023	9/11/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	01 Review 20
Notes:						
8/11/2023	8/13/2023	9/11/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: See response letter (a word document has been provided to assist the applicant in providing the required response to all issues identified. Failure to address all issues including the required reply will result in the project being placed back into review... See letter named."SP23-058 Parker Point F1 L10 Centura Medical Office Bldg Fire Life Safety [1] Response Ltr 081123".						
8/11/2023	9/11/2023	9/11/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	ADVISORY COMMENTS	See Notes
Notes: All floodplain development appears to be proposed as part of the MDP. If adjustments to the floodplain grading become necessary as a part of this application provide a floodplain development permit prior to initiating that work.						
8/11/2023	9/11/2023	9/11/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 Review 20
Notes: CORE will require the applicant to relocate the proposed transformer to meet the Town of Parker and CORE's requirements per the Builder Handbook. The applicant will be required to meet CORE's EUSERC cabinet requirements per the Builder Handbook. See attached markup comments.						
8/11/2023	9/14/2023	9/11/2023	PHOTOMETRIC PLAN 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes: See planning memo						



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Project Reviews Town of Parker



8/11/2023		9/11/2023	POLICE 20	Greg Epp		01 Review 20
Notes:						
8/11/2023		9/11/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		01 Review 20
Notes:						
8/11/2023	8/21/2023	9/11/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
8/11/2023	9/11/2023	9/11/2023	SITE PLAN - CIVIL	Michael Walton	ADVISORY COMMENTS	See Engineering Memo
Notes:						
8/11/2023	9/11/2023	9/11/2023	SITE PLAN - STORMWATER	Michael Walton	APPROVED	01 Review 20
Notes:						
8/11/2023	9/14/2023	9/11/2023	SITE PLAN 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes: See Planning memo						
8/11/2023		9/11/2023	SOUTH METRO FIRE 20	South Metro Fire		01 Review 20
Notes:						
8/11/2023	9/11/2023	9/11/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
8/11/2023	8/25/2023	9/11/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	01 Review 20
Notes: We have no comments on the referenced project but appreciate the opportunity to work on this referral with you.						
Review Group: SP 1ST 20 ADD						
8/11/2023	8/22/2023	9/11/2023	PARKER WATER AND SANITATION DISTRICT 20	Drayton Sanderson	REVISIONS REQUIRED	01 Review 20
Notes: Please refer to PWSD comment letter 1st referral and PWSD red lines plans for revisions required prior to plan approval.						



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Project Reviews Town of Parker

Review Group: SP 2ND 15

11/2/2023	11/2/2023	11/29/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	02 Review 15 See Engineering Memo and Comments
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Notes:

SP23-058 – CENTURA PARKER NHC – MEDICAL OFFICE BUILDING, 2nd 11-2-23

GENERAL COMMENTS for Initial, Interim and Final CBMP Sheets

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please move the Erosion Control Cover Sheet (C-240) to before the Initial Erosion Control Plan Sheet (C-241). They are currently out of order in the plan set.
2. Please use the same pipeline diagram (shaded) for the existing stormwater RCP on the Erosion Control Plan Sheets as being used on the Utilities Plan Sheet for the RCP.
3. Please label and identify the ratio of all slopes that are 4:1 or steeper.
4. Please add a callout/label on ALL properties adjacent to the project stating: "NO WORK SHALL OCCUR IN THIS AREA". Specifically, the west and south adjacent properties.

FINAL CBMP PLAN SHEET

5. Please provide and identify Erosion Control Blanket (ECB) for all slopes 4:1 and steeper. Specifically, on the north side of the drainage way that is located to the north of the proposed building.

See Redlined plan sheets in eTRAKiT attachments.

11/2/2023	11/29/2023	11/29/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	APPROVED	02 Review 15
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Notes:

11/2/2023	11/29/2023	11/29/2023	DRAINAGE REPORT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

11/2/2023	11/14/2023	11/29/2023	FIRE LIFE SAFETY 15	Randy Capra	APPROVED	02 Review 15
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Notes:

11/2/2023	11/28/2023	11/29/2023	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	02 Review 15
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Notes:

The applicant didn't address previous CORE comments. The applicant will be required to provide the EUSERC Cabinet Location and new transformer location that meets CORE's and Town's requirements.

11/2/2023		11/29/2023	SITE PLAN 15	Ashley Chasez		02 Review 15
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Notes:



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Project Reviews Town of Parker



11/2/2023	11/29/2023	11/29/2023	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

Review Group: SP 2ND 15 ADD

11/2/2023	11/7/2023	11/29/2023	PARKER WATER AND SANITATION DISTRICT 15	Drayton Sanderson	REVISIONS REQUIRED	02 Review 15
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Notes:

Please refer to PWSD comment letter 2nd referral for revisions required prior to PWSD Utility plan approval.